



**Housing Authority of the City of Reno**

**Moving to Work plan**

**for FY 2014 (July 1, 2013-June 30, 2014)**

**of the demonstration program**

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# MTW Plan

1. **MTW Plan for the PHA’s first year of operation under the MTW demonstration, following the order and format set forth in Attachment B of Notice PIH-2012-16.**

## MTW Plan

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## Section I. Introduction

Achieving Moving to Work status has been an established goal for RHA for several years. With the strong support of the Resident Advisory Board it has been set forth repeatedly in RHA's Agency Plan.

While we believe we are currently one of the very best housing authorities in the country, we recognize the tremendous flexibility to our staff and opportunities that Moving to Work would allow us to provide to our residents. The more we have learned about what has been done elsewhere, the more excited we are about tailoring a program to the needs and opportunities in our area.

One of the most pressing issues is the extremely high foreclosure rate in this area. Nevada led the nation in foreclosure filings for 62 straight months, and now ranks second in the country in terms of foreclosure rates. President Obama came to Reno to address the issue on May 11, 2012.

When a property is foreclosed, it not only lowers the value of each of the surrounding properties; it also reduces the safety and security of other residents. RHA has used Neighborhood Stabilization funds, various grant funds, and its own money to address this problem extensively.

MTW would present a unique opportunity to allow RHA to have even more of an impact in the neighborhoods, while at the same time providing new housing choice and self-sufficiency opportunities for Public Housing residents. Specifically, RHA will combine its use of NSP2 program income and non-MTW local funds to purchase up to 50 vacant single-family homes, duplexes, or condominiums in low-poverty areas. RHA will then commit project-based vouchers to these units without a competition as authorized by MTW, then allow Public Housing residents who meet relevant criteria to move to these more deconcentrated settings. This will allow RHA to promote deconcentration for Public Housing residents as well as strengthen neighborhoods and assure long-term availability of the units for Public Housing residents. The initiative also will provide an excellent mobility demonstration.

Additional mobility options would be provided for Housing Choice Voucher participants by RHA's project-basing without a competition of some properties it already owns, particularly as current tenants vacate in the Authority's GNP, NSP1 and NSP2 properties. RHA proposes to utilize some of these to assist local nonprofits who are working with at-risk populations. RHA would assign these vouchers to RHA-owned properties and the local nonprofits would place their clients in the units and provide supportive services for them.

The ability to project-base some of the scattered-site single-family homes and dwelling units in RHA's current unaided multi-family properties would be a tremendously positive feature of being designated as a Moving to Work agency. Combined with the use of NSP2 program income, a large RHA investment, and supportive services from local nonprofits, this would offer significant opportunities for RHA and would provide a permanent expansion of housing choices for RHA's clients. This will allow the Housing Authority to make additional units available to low-income families.

Reno, Sparks, and Washoe County have suffered not only the devastating impact of the foreclosure wave, but also one of the nation's highest unemployment rates for the last few years - still 12.2 percent as of February 2012. The difficult employment situation has negatively affected

our community and our residents in many ways, and makes the MTW statutory goal of providing incentives for additional resident self-sufficiency very important for RHA. Thus, RHA proposes a rent reform demonstration that includes the strongest possible rent incentive to promote self-sufficiency - rents of the treatment group would be wholly unaffected by increases in income. RHA also proposes an MTW activity designed to boost resident self-sufficiency by concentrating first on boosting basic skills and self-sufficiency capacity of households subject to Public Housing community service requirements, a relatively large group given the few employment options for our residents.

The statutory goal of reducing cost and achieving greater cost effectiveness is critical for all participating PHAs given the difficult fiscal situation and poor appropriations outlook for assisted housing. RHA will take advantage of the MTW authorization to use Housing Choice Voucher funds to promptly accomplish savings unique to our situation by completing xeriscaping landscape work at its Public Housing sites. The substantial savings in water usage for years to come will reduce costs which will accrue both to HUD in energy bills and to RHA in reduced maintenance costs.

We have also identified a number of activities that will save considerable staff time and money while dramatically simplifying what is required of residents, particularly regarding income calculations and verification, frequency of recertifications, and frequency of unit inspections. While variations of several of these activities have been tried at other MTW sites, RHA and others will learn from RHA's experience and the particular variations it will implement.

RHA will build upon an existing partnership with the Center for Regional Studies at the University of Nevada at Reno (UNR) in connection with RHA's extensive NSP efforts to assist in the evaluation of MTW activities. RHA is mindful of criticisms of the evaluation effort with respect to MTW nationally, including the April 2012 General Accounting Office report, and will work with HUD to assure the excellence of its evaluation effort.

RHA will not begin implementation of its MTW plan until it has been approved by HUD and an MTW Agreement is fully executed.

## Overview of the MTW goals and objectives:

- Increase housing choices for low-income households
  - RHA will purchase up to 50 single family homes, duplexes, and condos in low-poverty areas that will be assigned project-based vouchers (PBVs) without a competitive process and made available for Public Housing tenants who currently lack any mobility options. This initiative will be an MTW activity and also will be used in the mobility demonstration.
  - RHA will assign PBVs to some of the scattered-site single-family homes and dwelling units in RHA’s current unaided multi-family properties without a competitive process to assist local nonprofits with housing for their homeless clients and other clients with particularly urgent housing needs.
  - RHA will assign PBVs to RHA owned/controlled non-Public Housing units to provide more housing choices for low-income families.
- Create incentives for families to work, seek work or prepare for work:
  - The mobility study will promote self-sufficiency by enabling Public Housing residents to move to deconcentrated settings with more opportunities.
  - Rent reform controlled study – This will include one treatment group with a set rent and a control group to determine the incentive for self-sufficiency created by rents not tied to income levels.
  - RHA will promote resident self-sufficiency through streamlined Family Self-Sufficiency (FSS) service delivery and initial concentration on community service participants, with requirements that such participants meet with FSS coordinators and undertake self-sufficiency-related activities.
  - Exclusion of all educational grant and loan income from rent calculations.
  - Increase the minimum rent to \$75.
- Reduce cost and achieve greater cost effectiveness in federal expenditures:
  - The rent reform controlled study will demonstrate a more cost-effective way to calculate rent.
  - Removal of significant areas of turf at Public Housing complexes and replacing it with water-saving xeriscape landscaping. This is estimated to save almost \$100,000 per year in water bills and management/maintenance costs.
  - Exclude all educational grant and loan income from income calculations for rent.
  - Allow self-certification of assets under \$10,000.

- Recertification every two years for families on fixed incomes (Social Security, disability, etc.) both in the Public Housing and Housing Choice Voucher programs. Rent increases will be based on COLA for their fixed income program.
  - If a unit passes the annual Housing Quality Standards inspection on the first visit with no follow-up required, that unit would be exempt from the Housing Quality Standards inspection for the next year. Tenants and landlords will be required to sign a self-certification that the unit is in good condition the second year. If they do not self-certify, the unit will have an annual Housing Quality Standards inspection.
- Concentrated evaluation efforts will be carried out with the assistance of UNR.

## Section II. General Housing Authority Operating Information

### A) Housing Stock Information:

#### 1. Number of Public Housing units at the beginning of the year

	Property Information	# of Public Housing Units	Studio Units	1 BR Units	2 BR Units	3 BR Units	4 BR Units
<b>RHA Family Sites</b>							
NV39-P001-001	Mineral Manor 1525 East Ninth St	143	-	35	52	42	14
NV39-P001-006	Stead Manor 4932 Bravo Ave	67	-	-	44	23	-
NV39-P001-007	Hawk View Apartments 1548 Steelwood Ln	99	-	-	99	-	-
NV39-P001-009	Essex Manor 7760 Carlyle Dr	105	-	-	70	35	-
NV39-P001-010	Myra Birch Manor 3585 Mazzone Ave	53	-	-	53	-	-
	<b>Total</b>	<b>467</b>	<b>-</b>	<b>35</b>	<b>318</b>	<b>100</b>	<b>14</b>

	<b>RHA Elderly Sites</b>						
NV39-P001-002	Tom Sawyer Village 2565 Tom Sawyer Dr	100	24	50	26	-	-
NV39-P001-003	Silverada Manor 1400 Silverada Blvd	149	22	64	63	-	-
NV39-P001-018	John McGraw Court 2455 Orovada Dr	34		34	-	-	-
	<b>Total</b>	<b>283</b>	<b>46</b>	<b>148</b>	<b>89</b>	<b>-</b>	<b>-</b>
	<b>Grand total</b>	<b>750*</b>	<b>46</b>	<b>183</b>	<b>407</b>	<b>100</b>	<b>14</b>
*As noted in B), eight units are not reported in PIC inventory. Six are occupied by people who handle after hours maintenance and general supervision of the properties and two have been converted to other uses.							

#### 2. General description of any planned significant capital expenditures by development (>30% of the Agency's total budgeted capital expenditures for the fiscal year);

Capital expenditures >30% of the total budgeted capital expenditures for each currently open fiscal year:

RHA has no such concentration of capital expenditures. The xeriscaping will not reach this threshold in the first MTW year.

3. Description of any new Public Housing units to be added during the year by development (specifying bedroom size, type, accessible features, if applicable):

RHA does not plan to add any new Public Housing units.

4. Number of Public Housing units to be removed from the inventory during the year by development specifying the justification for the removal:

RHA does not plan to remove any Public Housing units from the inventory.

5. Number of MTW Housing Choice Vouchers (HCV) units authorized:

2,402

6. Number of non-MTW HCV units authorized:

<b>Number of units</b>	<b>Type</b>
1	Homeownership
75	NED
7	Non-MTW Project Based Vouchers
34	Enhanced
27	Mod Rehab
160	VASH
304	Total non-MTW HCV units

7. Number of HCV units to be project-based during the Plan year, including description of each separate project:

Thirty-six units will be project-based during the first Plan year, estimated to run from July 1, 2013 – June 30, 2014. This assumes that there are sufficient vouchers to be used for this purpose; with the possibility of funding cuts, RHA may not meet this goal.

- Twenty-one will be assigned to properties purchased with a mixture of local funds and Neighborhood Stabilization Program 2 program income from rentals and sales.
- Five will be assigned to some of the scattered-site single-family homes and dwelling units in RHA’s current unaided multi-family properties as they become available to be used in partnership with local nonprofits to assist their homeless clients and other clients with particularly urgent housing needs. More may be used for this purpose depending on when RHA can put agreements into effect with other agencies.
- At least ten will be utilized to assist in making RHA-owned/operated non-Public Housing units available for rental to low-income families.

**B) Leasing Information, Planned—this information is estimated and may be subject to change during the Plan Year.**

1. Anticipated total number of MTW Public Housing units leased in the Plan year:

750

2. Anticipated total number of non-MTW Public Housing units leased in the Plan year:

Eight – six are units occupied by people who handle after hours maintenance and general supervision of the properties and two have been converted for use as a community room and an office. These are not included in RHA’s ACC and are deprogrammed units.

3. Anticipated total number of MTW HCV units leased in the Plan year:

2,366 (this takes into account the special programs – please see pages 76-78 for a more specific layout of projected voucher usage for the first MTW year assuming that there are sufficient vouchers for each type of use; with the possibility of funding cuts, RHA may not meet these goals.) RHA will be utilizing some of the Housing Choice Voucher funds to xeriscape landscaping for Public Housing sites. This plan will hold back a small number of vouchers each month, which will total 36 vouchers by the end of the year.

<b>MTW Voucher Type</b>	<b>Number Leased/Utilized</b>	<b>Inventory</b>
Regular MTW Vouchers	2,216	
Project-Based vouchers to apply to RHA Owned/Controlled units	10	
MTW Set Rent Pilot	57	
MTW Control Group	57	
Mobility Study	21	
Project-Based vouchers for work with nonprofit partners	5	
<b>Total</b>	<b>2,366</b>	<b>2,402</b>

4. Anticipated total number of non-MTW HCV units leased in the Plan year assuming that funding for all of these vouchers will be available:

304

Number of units	Type
1	Homeownership
75	NED
7	Non-MTW Project Based Vouchers
34	Enhanced
27	Mod Rehab
160	VASH
304	Total non-MTW HCV units

5. Description of anticipated issues relating to any potential difficulties in leasing units:

RHA does not anticipate any difficulties leasing units.

6. Number of project-based vouchers in-use at the start of the Plan year:

RHA currently has seven project-based vouchers in use and expects that the seven will remain in use at the start of the Plan year.

### C) Waiting List Information

The following table shows the housing needs of families currently on the Public Housing waiting list as of May 14, 2012:

<b>Housing Needs of Families on the Waiting List Public Housing</b>		
	# of families	% of total families
Waiting list total	2561	
<b>Income</b>		
Extremely low income (≤30% AMI)	2166	85%
Very low income (>30% but ≤50% AMI)	333	13%
Low income (>50% but <80% AMI)	62	2%
<b>Family Composition</b>		
Families with children	1277	50%
Elderly families	386	15%
Families with Disabilities	833	33%

<b>Housing Needs of Families on the Waiting List Public Housing</b>		
<b>Race/Ethnicity (Hispanic indicated in bold)</b>		
White	1894 / <b>509</b>	74% / <b>20%</b>
Black	474 / <b>13</b>	19% / <b>0%</b>
American Indian/Alaskan	74 / <b>19</b>	3% / <b>0%</b>
Asian/Pacific Islander	119 / <b>5</b>	5% / <b>0%</b>
<b>Characteristics by Bedroom Size</b>		
0 BR	5	0%
1 BR	1016	40%
2 BR	1094	43%
3 BR	380	15%
4 BR	66	3%

The following table shows the housing needs of families currently on the Stead Manor, Public Housing Site-Based waiting list<sup>1</sup> as of May 14, 2012:

<b>Housing Needs of Families on the Waiting List Stead Manor, Public Housing Site-Based</b>		
	# of families	% of total families
Waiting list total	378	
<b>Income</b>		
Extremely low income (≤30% AMI)	330	87%
Very low income (>30% but ≤50% AMI)	45	12%
Low income (>50% but <80% AMI)	3	1%
<b>Family Composition</b>		
Families with children	333	88%
Elderly families	5	1%
Families with Disabilities	42	11%
<b>Race/Ethnicity (Hispanic indicated in bold)</b>		
White	271 / <b>80</b>	72% / <b>21%</b>
Black	85 / <b>3</b>	22% / <b>1%</b>
American Indian/Alaskan	11 / <b>3</b>	3% / <b>1%</b>
Asian/Pacific Islander	11 / <b>0</b>	3% / <b>0%</b>
<b>Characteristics by Bedroom Size</b>		
0 BR	N/A	N/A
1 BR	N/A	N/A
2 BR	293	78%
3 BR	85	22%
4 BR	N/A	N/A

<sup>1</sup> This property is located 13 miles north of downtown Reno. A separate waiting list was established several years ago to assist in keeping the dwelling units occupied.

The following table shows the housing needs of families currently on the Section 8 tenant-based assistance waiting list as of May 14, 2012:

<b>Housing Needs of Families on the Waiting List Section 8 tenant-based assistance</b>		
	# of families	% of total families
Waiting list total	3280	
<b>Income</b>		
Extremely low income (<=30% AMI)	2682	82%
Very low income (>30% but <=50% AMI)	512	16%
Low income (>50% but <80% AMI)	86	3%
<b>Family Composition</b>		
Families with children	1780	54%
Elderly families	407	12%
Families with Disabilities	955	29%
<b>Race/Ethnicity (Hispanic indicated in bold)</b>		
White	2329 / <b>652</b>	71% / <b>20%</b>
Black	738 / <b>20</b>	22% / <b>1%</b>
American Indian/Alaskan	79 / <b>21</b>	2% / <b>1%</b>
Asian/Pacific Islander	134 / <b>7</b>	4% / <b>0%</b>
<b>Characteristics by Bedroom Size</b>		
0 BR	12	0%
1 BR	1179	36%
2 BR	1464	45%
3 BR	531	16%
4 BR	74	2%

1. Description of anticipated changes in waiting lists (site-based, community-wide, HCV, merged).

RHA will be adding waiting lists for the Mobility Study, RHA's owned/controlled Project-Based Vouchers, and one for our nonprofit partners.

2. Description of anticipated changes in the number of families on the waiting list(s) and/or opening and closing of the waiting list(s).

Because of the large number of applicants on the Housing Choice Voucher waiting list, it has been closed to reduce staff workload. This has no impact on MTW; the waiting list has sufficient applicants to cover RHA's needs in terms of the rent reform controlled study. The Public Housing waiting list is currently open and there are no plans to close it.

RHA’s current waiting lists are Family Public Housing, Elderly/Disabled Public Housing, Stead Manor Public Housing (this is a separate list due to the location of the complex), Housing Choice Voucher, HCV Mod Rehab, Pilgrim Rest (a Project-Based Voucher list), Silver Sage Court, and waiting lists for various NSP2 programs. Each has its own preferences.

### Section III. Non-MTW Related Housing Authority Information

A) List planned sources and uses of other HUD or other Federal Funds

RHA receives a variety of funds from HUD other than Public Housing and Housing Choice Voucher such as Family Self-Sufficiency, Single Room Occupancy (SRO), Moderate Rehabilitation, Neighborhood Stabilization, Section 8 Project-Based Contract Administration and Resident Opportunity and Supportive Services.

This assumes relatively stable funding. The assignment of PBVs will be dependent on the availability of funding; depending on the sequester and HUD’s budget, these numbers may not be correct for FY 2014.

<b>SOURCES AND USES</b>		
<b>MTW first year</b>		
<i>Source</i>	<i>Amount</i>	<i>Households served</i>
Single Room Occupancy	\$ 127,320	22
Moderate Rehabilitation	\$ 32,204	4
Neighborhood Stabilization Program 2	\$ 1,307,140	8
Family Self-Sufficiency		
Public Housing	\$ 28,214	25
Housing Choice Voucher	\$ 44,328	38
Section 8 Contract Administration	\$ 23,120,340	3,218
<b>TOTAL</b>	<b>\$ 24,659,546</b>	<b>3,311</b>

B) Description of non-MTW activities proposed by the Agency

The FSS program will continue for existing FSS participants. RHA’s Single Room Occupancy Moderate Rehabilitation contract for the Joseph’s Inn facility in downtown Reno will continue with the Northern Nevada Community Housing Resources Board. The NSP2 grant Program Income funds will be available for RHA to purchase, rehabilitate, and rent or sell additional foreclosed properties.

The Housing Authority hopes to continue to administer HUD’s Project-Based Contract Administration Program overseeing 3,218 assisted units in various areas of Nevada.

Assistance would continue to be provided to elderly and disabled residents in the Public Housing complexes using the Aging Services grants.

## **Section IV. Long-term MTW Plan**

RHA's long-term MTW plan is to bring the Authority to a new level of opportunity and accomplishment that will make us a model for housing choice, resident self-sufficiency, and cost effectiveness. This will be achieved in stages.

With respect to all three statutory goals, RHA's vision is to ensure that the evaluation process, which will include RHA staff, the Resident Advisory Board, and particularly the University of Nevada at Reno, results in ongoing improvement throughout the MTW demonstration.

With respect to housing choice, the purchase of up to 50 vacant single-family homes, duplexes, and condominiums (21 in the first MTW year) with non-MTW funds in low-poverty areas will take place over the first two years. This timeline assumes relatively stable funding; depending on the sequester and HUD's budget, RHA may not be able to project-base all of these units in this time period. Purchase, rehabilitation, and rental to Public Housing families with children who can move to low poverty neighborhoods will be one of the most exciting undertakings of the MTW program. This effort will be carefully monitored both as an MTW activity and as the mobility demonstration.

If the mobility demonstration is successful, RHA would like to expand it to create a similar one that would go beyond the 50 properties proposed in the first two years of MTW. RHA has the ability to borrow up to \$3 million from the Idaho-Nevada CDFI, as shown in their letter of support.

In year one, we also plan to initiate the assignment of project-based vouchers to some of the scattered-site single-family homes and dwelling units in RHA's currently owned/controlled portfolio that would be in desirable locations for homeless families and others with particularly urgent housing needs to whom RHA's local nonprofit partners are providing case management services. It is our plan to expand this relationship with other nonprofit providers in later years if the activity is a success. RHA will also be project-basing at least ten RHA owned/controlled non-Public Housing units. This will allow the Housing Authority to make additional units available to low-income families to provide additional housing choice and improve cost efficiency.

With respect to self-sufficiency, the rent reform controlled study would be initiated in year one and continued for five years. Annual evaluation would be carried out to provide data on outcomes with respect to self-sufficiency as well as cost-effectiveness as soon as possible. If, as we anticipate, the outcomes are quite positive, an expansion to current tenants could be considered.

In our first year MTW Plan, we propose to work with Public Housing residents who are required to do community service, particularly those who are failing to complete community service hours, to develop self-sufficiency plans. Later, we will seek to develop a complementary strategy to deal with all Public Housing and Housing Choice Voucher families with children who are paying the minimum rent but reporting no income and/or receiving a negative rent. This is a group of residents that generally could benefit from the training and counseling components of the FSS program.

With respect to cost effectiveness, the specific activities identified in the first plan year, including administrative program changes and initiation of the additional xeriscaping, will be high priorities and should be readily implemented. A clear priority for the second year will be to

identify, gain support for, and complete additional measures to reduce costs. Specifically, modifications to the current utility allowances will be quite important. We want to address legitimate resident needs for utility allowances, but would seek to eliminate negative rents.

Throughout the life of the MTW demonstration, we will be looking for ways to improve these initiatives and our implementation of them, learn from our experiences and the proposals and experiences of others, and otherwise maximize performance for our households, the Reno, Sparks, and Washoe County communities, and as a replicable national model.

## **Section V. Proposed MTW Activities**

### **Activity One: Assign Project-Based Vouchers to RHA Owned/Controlled Units without Competitive Process**

#### **A) MTW Initiative Description**

**RHA will utilize MTW authority to assign Project-Based Vouchers (PBVs) to RHA Owned/Controlled Units to provide properties for Activities Two and Three.**

RHA will purchase and rehabilitate up to 50 dwelling units, 21 in the first year, with non-MTW funds (Neighborhood Stabilization Program 2 funds and RHA non-MTW funds) to provide the dwelling units designated for Activity Two, the Mobility Study. These properties will have PBVs assigned once the purchase and rehabilitation are completed.

RHA will assign PBVs to non-Public Housing RHA Owned/Controlled units to provide dwelling units for nonprofit partners who need housing for their at-risk clients.

RHA will assign PBVs to non-Public Housing RHA Owned/Controlled dwelling units to assist in providing housing choice and to allow the Housing Authority to make additional dwelling units available to low-income families.

The assignment of PBVs will be dependent on the availability of funding; depending on the sequester and HUD's budget, RHA may not be able to meet stated goals within the first year.

#### **B) MTW Statutory Objectives**

This Activity will provide cost effectiveness because RHA will not need to advertise and compete for the use of PBVs; allowing the Housing Authority to make additional dwelling units available to low-income families is a cost-effective strategy as well due to increased rental income.

#### **C) Anticipated Impacts**

RHA anticipates that this activity will make it possible for RHA to make dwelling units available for the Mobility Demonstration and our nonprofit partners on a permanent basis for low-income families with few or no other housing choices. It will also increase cost effectiveness and increase housing choice by making additional dwelling units available to low-income families.

Potential negative consequences: We do not foresee any potential negative consequences in the assignment of PBVs to RHA Owned/Controlled dwelling units.

**D) Baseline and benchmarks**

All of these benchmarks assume that funding will remain relatively stable. Depending on the outcome of the sequester and HUD’s budget, these benchmarks may not be met because there may not be enough HCVs to provide PBVs for these dwelling units.

<b>Metric</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Implementation Schedule</b>
Dwelling units assigned Project-Based Vouchers for Mobility study	0 dwelling units	21 dwelling units in the first MTW year	July 2013 – June 2014
Dwelling units assigned Project-Based Vouchers for work with nonprofit partners	0 dwelling units	5 dwelling units in the first MTW year	July 2013 – June 2014
RHA Owned/Operated Dwelling units to be assigned Project-Based Vouchers	0 dwelling units	10 dwelling units in the first MTW year	July 2013 – June 2014
Increase in agency rental revenue	Rental revenue prior to implementation: \$0	Rental revenue from 10 dwelling units assigned PBVs: \$50,523 (dwelling units do not all have the same rental structure and RHA is predicting the PBVs will be spread out over the course of the year)	July 2013 – June 2014

**E) Data collection process and the proposed metrics the Agency will use to measure how this Activity will achieve one or more of the MTW statutory objectives**

RHA will track data on the assignment of PBVs to dwelling units. This will be tracked using the same approach as for the NSP2 program, namely auditing and scanning a purchase file, rehabilitation file, and the actual PBV once assigned. All of these documents will be readily available. RHA will also track additional rental income based on when PBVs are assigned to each dwelling unit.

**F) Authorizations cited**

*Note: all references to authorizations are to the section and paragraph citation of Attachment C of the Standard MTW Agreement.*

D. 7. a. – Allows Agency to establish an MTW Section 8 Project-Based Voucher Program, including commitment of project-based vouchers to Agency-owned units without a local competition.

**G) Provide the following information for any rent reform initiatives**

Not applicable; this is not a rent reform initiative.

## **Activity Two: Mobility Demonstration**

### **A) MTW Initiative Description**

RHA will be using non-MTW funds to purchase up to 50 foreclosed or vacant single-family homes, condos, or duplexes in low-poverty areas which will be assigned PBVs as noted in Activity One. Twenty-one of these will be in the first year. Public Housing families with children who meet certain criteria will be invited to apply. These criteria will include two years in Public Housing, no tenant-caused damage reported on inspections, no debt to RHA, no unreported income, and no lease violations of any significance. Once RHA has a pool of qualified and interested families, they will be entered into a lottery based on required bedroom size. Every time a unit is ready, a family will be chosen from the correct unit size portion of the lottery and they will move into the newly renovated house in a low-poverty area. If a tenant is unemployed, the tenant will be required to take part in the FSS Lite program which consists of the training and counseling components of the current FSS program. If a family refuses a unit, they will be placed back into the lottery for that bedroom size.

If there are insufficient Public Housing families for this study, RHA will consider modifying the criteria to allow more Public Housing tenants to apply.

The PBVs will be for two years, after which the family will be able to move if they wish. They will be issued the next available tenant based voucher.

Regarding a hardship policy, for any issues pertaining to inability to pay rent, the Housing Choice Voucher program's hardship policy will be in effect. For issues pertaining to unemployed tenants' required participation in the FSS Lite program, the tenant must, within thirty (30) days of missing a required program component, submit an MTW Request for a Temporary Exemption which can then be verified by a medical professional, requesting temporary exemption from the requirements of the program. If the tenant does not participate in the mandated activities of the FSS Lite program and does not provide verifiable documentation of inability to comply, the FSS Coordinators will initiate termination of the tenant's assistance under the Housing Choice Voucher program as allowed under 24 CFR 984.303 (b) (5) (iii).

The control group will be drawn from families which meet the criteria but chose not to apply for the program. The control group will be matched by program and then by family composition to ensure as close a match as possible to the treatment group.

RHA will work with UNR and HUD to ensure statistically valid treatment and control groups that will enable a rigorous evaluation of the Activity's outcomes.

The mobility study may be expanded in future MTW years depending on the outcomes shown.

Assigning of PBVs and moving in Public Housing tenants will be dependent on the availability of funding; depending on the sequester and HUD's budget, RHA may not be able to meet the goal of moving 21 Public Housing families into low-poverty areas in the first year.

## B) MTW Statutory Objectives

This Activity will significantly increase housing choices for low-income families. Priority will be given to Public Housing families with children who otherwise would have no mobility options. The requirement that unemployed participants take part in FSS Lite also works towards the self-sufficiency objective of MTW.

## C) Anticipated Impacts

RHA anticipates that this Activity will:

- Provide up to 50 properties on a long-term basis that will be affordable housing.
- Provide mobility options for families with children living in Public Housing who now have no mobility options.
- Enable families to move in to neighborhoods with lower crime rates.
- Improve poverty level of surrounding area for these families.
- Yield a valuable demonstration program to augment current knowledge regarding the impact of increased mobility and living in more poverty-deconcentrated neighborhoods for Public Housing families.

Potential negative consequences include:

Some families may encounter difficulties adjusting to the new neighborhoods. Transportation may be a problem in some situations.

## D) Baseline and benchmarks

All of these benchmarks assume that funding will remain relatively stable. Depending on the outcome of the sequestration and HUD’s budget, these benchmarks may not be met because there may not be enough HCVs to provide PBVs for these units. The baselines are based on percentages of current HCV clients. We will not know how many people are actually employed full or part time, for instance, until they opt into the mobility program, so these will be updated as we receive more information.

<b>Metric</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Implementation Schedule</b>
Number of new housing units made available for households at or below 50% AMI as a result of Activity 2	0 properties available	21 properties occupied by Public Housing families who would otherwise have no mobility options	July 1, 2013 – June 30, 2014
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of Activity 2	0 households able to move to a better unit and/or neighborhood	21 households able to move to a better unit and/or neighborhood	July 1, 2013 – June 30, 2014
Improvement in poverty level of surrounding census tract	Tenants in all but one of RHA’s Public Housing complexes are in high poverty census tracts.	21 Public Housing tenant families will be in low-poverty census tracts.	July 1, 2013 – June 30, 2014

<b>Metric</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Implementation Schedule</b>
Decrease in crime rates of neighborhoods	Public Housing neighborhood crime statistics.	21 Public Housing tenant families will be moved to areas of lower crime rates.	July 1, 2013 – June 30, 2014
Increase in average earned income of households as a result of Activity 2	Unemployed tenants will be tracked for this measure; baseline will be set as tenants enter the program, but based on current families with children, 2 of the 21 tenant families will have unemployed heads of household.	1 head of household will gain part time employment: \$8,850	July 1, 2013 – June 30, 2014
Increase in average savings/escrow of households as a result of Activity 3	Unemployed tenants will be tracked for this measure: \$0	Increase of \$25/year for unemployed tenants.	July 1, 2013 – June 30, 2014
Number of households receiving services aimed at increasing self sufficiency	0	2 (based on current percentage of unemployed heads of households with children)	July 1, 2013 – June 30, 2014
Heads of household employed full time	7	7	July 1, 2013 – June 30, 2014
Percentage of total population employed full time	34%	34%	July 1, 2013 – June 30, 2014
Heads of household employed part time	12	13	July 1, 2013 – June 30, 2014
Percentage of total population employed part time	56%	61%	July 1, 2013 – June 30, 2014
Heads of household unemployed	2	1	July 1, 2013 – June 30, 2014
Percentage of total population unemployed	10%	5%	July 1, 2013 – June 30, 2014
Heads of household enrolled in an educational program	0	0	July 1, 2013 – June 30, 2014
Percentage of total population enrolled in an educational program	0%	0%	July 1, 2013 – June 30, 2014
Heads of household enrolled in a job training program	0	0	July 1, 2013 – June 30, 2014
Percentage of total population enrolled in a job training program	0%	0%	July 1, 2013 – June 30, 2014

**E) Data collection process and the proposed metrics the Agency will use to measure how this Activity will achieve one or more of the MTW statutory objectives**

RHA will track where tenants live initially and where they are placed in terms of poverty of the surrounding area, school rankings, and crime statistics, as well as the families' success. RHA may also use family interviews to track outcomes such as improvements in education, health or safety. UNR will assist with this data collection. Additional metrics may be added before MTW implementation.

**F) Authorizations cited**

*Note: all references to authorizations are to the section and paragraph citation of Attachment C of the Standard MTW Agreement.*

D.1.b. – Allows the Agency to determine the length of the lease period.

D.4. – Allows Agency flexibility to determine Section 8 waiting list procedures and preferences.

D. 7. a. – Allows the establishment of an Agency MTW Section 8 Project-Based Voucher Program, including commitment of project-based vouchers to Agency-owned units without a local competition.

E. – Allows the Agency to establish mandatory self-sufficiency requirements.

**G) Provide the following information for any rent reform initiatives**

Not applicable; this is not a rent reform initiative.

## **Activity Three: Partner with local nonprofits to provide special needs housing**

### **A) MTW Initiative Description**

This Activity's objective is to commit project-based vouchers to selected RHA-owned properties to assist specific groups of individuals with compelling housing and service needs by partnering with a variety of local organizations that will provide the services.

In the first year, RHA proposes to work with the Committee to Aid Abused Women (CAAW), a highly respected nonprofit group that currently offers a transitional housing program to enable women to live free from violence. CAAW's program provides up to 24 months of subsidized housing for women and families to assist them in breaking the cycle of domestic violence.

This structured, goal-oriented program provides staff support to individuals who have already completed a residential program, such as living in CAAW's emergency shelter. Program requirements include having income and making a commitment to live free from violence.

While CAAW's transitional housing program is successful in encouraging women to live free from violence and transition towards self-sufficiency, it is severely limited in resources. Their seven unit apartment complex is not sufficient for the community's need for these services, as demonstrated by their waiting list of eight families. These families are in crisis and not necessarily in a safe environment, so getting them into stable housing as soon as possible is very important. There are people who do not apply because the wait can be so long (CAAW's program lasts two years) and who end up in shelters or back in the abusive situation. CAAW works with other community organizations to provide temporary housing, but that does not address the long-term need.

RHA will assist this shortage by designating up to five project-based vouchers in Year 1 of MTW specifically for women and families referred by CAAW. Once CAAW's two year program is complete, the participants will be issued the next available tenant based voucher and will be required to move to make space for another CAAW client. CAAW clients will be allowed to move and receive a tenant based voucher after one year if CAAW concurs and only when a tenant based voucher is available. RHA requires that these participants be subject to an RHA criminal, debt and sex offender screening upon referral, exhibit a source of income, and they must participate in CAAW's case management.

CAAW offers valuable programs through its case management such as a 24-hour hotline, safety planning, a thrift shop with free household supplies, and transportation assistance. RHA, in addition to these programs, will offer its FSS Lite program to referral participants from CAAW. FSS Lite provides financial guidance, employment training, and family health programs. RHA, in partnership with CAAW, can offer the resources necessary for these women and families to begin an individually and socially beneficial lifestyle.

RHA intends to stagger the availability of the vouchers based on the availability of project-based units. CAAW participants will be eligible to request a change in unit after one year with the approval of CAAW case management and will be eligible for a regular voucher when one becomes available at that time. This would enable CAAW to assist other clients who are residing in their shelter to be awarded a project-based voucher and start on their road to recovery.

Families referred by CAAW would already be working with their case managers and would have exhibited a source of income.

RHA owns several dwelling units in multifamily complexes and a large number of scattered-site units in various parts of the community that are rented at modest but not affordable rents. As current tenants vacate these units, RHA will be able to project-base some of the units and provide housing opportunities in many locations that are not currently affordable to low-income families.

RHA will work with other nonprofits such as Casa de Vida and Washoe County Social Services in the first year to try to set up agreements to do the same kind of program with them, so other units will likely be utilized during the second year depending on the outcome of those discussions. Only five units are planned for the first year.

This Activity is based on the assumption that funding will remain stable. Depending on the outcome of the sequestration and the budget, these benchmarks may not be met because there may not be enough HCVs to provide PBVs for these units.

**B) MTW Statutory Objectives**

This Activity supports MTW statutory purposes by increasing housing choices for low-income households and giving incentives to women and families to retain employment and become economically self-sufficient.

**C) Anticipated Impacts**

RHA anticipates that these women and families, by the end of 24 months, will experience an increase in financial and personal welfare. Participation in CAAW and FSS programs should increase income, increase self-sufficiency and decrease violence. This partnership will better meet the demand for supportive services of the community by alleviating the high demand CAAW is currently experiencing.

**D) Baseline and benchmarks**

Increase in rental revenue does not apply because these units are currently being rented and are not difficult to rent. These projections are based on relatively stable funding; if the sequester or HUD’s budget change RHA’s funding, these benchmarks may not be achieved because of the availability of PBVs.

Metric	Baseline	Benchmark	Implementation Schedule
Increase in average earned income of households as a result of Activity 3	Income on file at time of admission to the program	Increase household income by \$100 each year	July 1, 2013 – June 30, 2014

<b>Metric</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Implementation Schedule</b>
Increase in average savings/escrow of households as a result of Activity 3	\$0	\$50 increase per household per year	July 1, 2013 – June 30, 2014
Number of households receiving services aimed at increasing self sufficiency.	0	3 CAAW clients receiving FSS assistance	July 1, 2013 – June 30, 2014
Number of units dedicated to CAAW	0	Five units utilized by CAAW clients	July 2013 – June 2014

**E) Data collection process and the proposed metrics the Agency will use to measure how this Activity will achieve one or more of the MTW statutory objectives**

RHA will require participants to complete a questionnaire upon admission to RHA’s programs and every six months thereafter. This questionnaire, with the aid of UNR, will establish and track related demographic and self-sufficiency information.

**F) Authorizations cited**

*Note: all references to authorizations are to the section and paragraph citation of Attachment C of the Standard MTW Agreement.*

B. 4. – Allows Agency to operate transitional or conditional housing programs with supportive services in collaboration with local community-based organizations; successful participants will be issued a voucher.

D.1.b. – Allows the Agency to determine the length of the lease period.

D. 7. a. – Allows establishment of an Agency MTW Section 8 Project-Based Voucher Program, including commitment of project-based vouchers to Agency-owned units without a local competition.

**G) Provide the following information for any rent reform initiatives**

Not applicable; this is not a rent reform initiative.

## **Activity Four: Rent Reform Controlled Study**

### **A) MTW Initiative Description**

This Activity's main objective is to test a rent reform program for families with children. This includes elderly/disabled families with children. This program is designed to encourage residents to increase their family income and become self-sufficient. The rent reform program provides strong incentive for adult members of the household to seek and obtain employment.

Due to the emphasis on families with children in MTW, RHA designed the rent reform controlled study to address only this population. Depending on the outcomes, this may be expanded in later years.

The two strongest incentives in the rent study program are that the participants will be motivated to increase their income because it will not affect their rents and that their assistance will end after five years. If their income increases due to a second job or adding a working adult or partner to the lease, it will not cause an increase in rent other than a completely predictable increase if they require a larger sized unit. They will be able to keep the additional money to use as they wish. Their main focus can be in job promotions, advancement and strengthening their family unit.

If the family at some point in the demonstration no longer has children living in the unit, the voucher will still be associated with the family for the full five year term.

The control group will also have a five year voucher and assistance will be terminated at the end of the five year period.

RHA views this rent structure as a strong incentive because the families will know what their rent will be throughout the five-year study. The extra income can be used as discretionary income to pay down debt, make car repairs, attend to medical needs they have put off, open a savings account, and set goals to be able to move out of subsidized housing at the end of the program. How they spend the extra household income will be up to them. RHA will track the increase in income and the effects on the household.

The hardship policy for the end of the rent reform study will be very limited. If the head or co-head of the family becomes disabled and requires continued housing assistance, the three-person panel referenced in the hardship policy for this Activity will review the requests and decide whether an unrestricted voucher will be issued. Other than that, there will be no hardship exemptions from the five year limitation.

RHA will begin assigning 150 families with children from the waiting list for a Housing Choice Voucher to one of two groups, the treatment group and the control group. Each group will consist of 75 families with children, randomly assigned. These vouchers will be assigned within the first two MTW years (57 in the first year of MTW) assuming that funding remains relatively stable. The assignment of vouchers will be dependent on the availability of funding; depending on the sequester and HUD's budget, these numbers may not be correct for FY 2014.

The test group will participate in the Set Rent Program. For the first two years, rent will be set at 95% of the average Total Tenant Payment (TTP) with no negative rents. After the second year, the family’s rent will automatically increase 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. As the table below displays, the expected rise in rent from Year 2 to Year 3 will create a reasonable goal for the family to strive for to increase their income and actively participate in FSS programs, preparing the family for employment and financial stability.

<b>Set Rent Program</b>			
	2 Bedroom	3 Bedroom	4 Bedroom
Average TTP	<b>\$269</b>	<b>\$339</b>	<b>\$417</b>
<b>Years 1-2</b> <b>95.0%</b>	\$256	\$322	\$396
<b>Years 3-5</b> <b>105.0%</b>	\$282	\$356	\$438

This program removes the disincentive for obtaining new income by allowing families to keep every penny of their earnings without worrying about 30% of their new income being calculated by RHA to increase rent. By keeping tenant rent constant within the bedroom sizes, families will be able to keep their increased income to use for future savings, education, child care costs and other costs associated with self-sufficiency. Over or under housed families will be addressed at the tenant’s annual recertification but not during the year.

RHA expects this program to be essentially revenue-neutral. The Set Rent average TTP is based on the unit sizes for the year the tenant begins the program.

Families in the Set Rent Program will be encouraged to work with one of the FSS Coordinators, who will help them create a plan to meet the goal for Year 3 and provide them with useful resources to apply their increased income towards investing in the future. These families will come from no housing assistance to obtaining subsidized housing assistance and having access to valuable supportive services. Families will be provided with the tools necessary to meet the goal for Year 3 and for self-sufficiency after Year 5.

Families with children will be assigned to the set rent or control group based solely on when their name comes up on the waiting list. There will be no opt-out clause; if an applicant decides not to participate, they will be removed from the HCV waiting list entirely and will need to reapply. This process will continue until 150 families with children have been evenly placed in the two groups.

The control group will be offered a Housing Choice Voucher and will be subject to the same policies and procedures as all other Section 8 participants except that the voucher will have a five year term. This group’s rent will be set using the current RHA policy at 30% of adjusted income. The purpose of this group is to gauge the magnitude of effects the test group in the rent reform program will experience.

RHA will offer supportive services through its FSS Lite program which provides resources such as financial guidance, employment training, and family health programs. FSS has formed community partnerships with Charles Schwab Bank, Healthy Families Foundation, Women and Children’s Center of the Sierra, the Children’s Cabinet and others to guide families toward self-sufficiency. FSS also has a strong partnership with the Financial Guidance Center, a HUD-

approved consumer credit counseling agency that helps families increase their credit scores and provides advice on savings, money management, and access to zero percent interest loans.

RHA will work closely with UNR to track outcomes for these families.

The Set Rent Program may be expanded in future MTW years depending on the outcomes shown in the first two MTW years.

RHA is aware that the current participation in the MTW demonstration program is only through the end of FY2018. Depending on when participants are added to the rent reform control study, RHA may not be able to collect a full five years of data. Continuation of MTW activities after FY2018 is unknown.

This Activity is based on the assumption that RHA's funding will remain relatively stable. Depending on the outcome of the sequestration and HUD's budget, the number of families served may not be as high as projected if RHA is unable to issue enough vouchers to meet these goals.

## **B) MTW Statutory Objectives**

Activity Four is designed to support MTW purposes by giving incentives to families with children where the head of household is seeking work or preparing for work by participating in job training, educational programs or programs that assist people to obtain employment, and become economically self sufficient. The simplified rent calculation will also reduce costs and increase cost-effectiveness.

## **C) Anticipated Impacts**

This Activity's main objective is to rigorously promote self-sufficiency through a pilot rent reform program. RHA will begin performing a rent reform study with families who have children with the goal of successfully moving these families to self-sufficiency. The rent reform program provides strong incentives for adult members of the household to seek and obtain employment.

By providing these incentives, RHA hopes to advance capable Housing Choice Voucher (HCV) families to self-sufficiency.

- RHA expects that the families in the rent reform control study pilot program will be encouraged to handle money more effectively and be more successful in terms of self-sufficiency than similar families in the control group.
- RHA anticipates the families in the Set Rent Program to have experienced higher income growth rates than the families in the control group by the end of Year 5.
- RHA anticipates a higher percentage of families participating in the Set Rent Program having employment by the end of Year 5.
- RHA anticipates that participants will tell RHA when they add additional people to their households because they will have a predictable impact on the rent. Participants in RHA's programs sometimes illegally add people to their households without reporting them; the Set Rent Program will allow partners, boyfriends, girlfriends, parents, adult

children, etc. to be added as household members and the rent will only change at the annual if the family is over or under housed and needs to move to a different unit.

- RHA anticipates essentially rent-neutral impact on HAP payments in the Set Rent Program.
- RHA anticipates lower administrative costs for families in the Set Rent Program with respect to rent calculations because these calculations are simplified and no interim examinations will be processed to reflect the impact on rent from changes in income or family size.

Potential negative consequences include:

Some tenants will encounter difficulties paying the rent in the Set Rent Program.

#### D) Baseline and benchmarks

The baselines are based on percentages of current HCV clients. We will not know how many people are actually employed full or part time, for instance, until they come off of the waiting list, so these will be updated as we receive more information.

This assumes relatively stable funding. The assignment of vouchers will be dependent on the availability of funding; depending on the sequester and HUD’s budget, these numbers may not be correct for FY 2014.

<b>Metric</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Implementation Schedule</b>
Increase in average earned income of households as a result of Activity 4	Income on file at time of admission to the program	Increase household income by \$600 each year	July 1, 2013 – June 30, 2014
Increase in average savings/escrow of households as a result of Activity 4	\$0	\$50 increase per household per year	July 1, 2013 – June 30, 2014
Number of households receiving services aimed at increasing self sufficiency – control group	0	5 of the 57 families in the first year will take part in the FSS Lite program	July 1, 2013 – June 30, 2014
Number of households receiving services aimed at increasing self sufficiency – Set Rent group	0	20 of the 57 families in the first year will take part in the FSS Lite program	July 1, 2013 – June 30, 2014
Heads of household employed full time – Set Rent	19	19	July 1, 2013 – June 30, 2014
Heads of household employed full time – Control Group	19	19	July 1, 2013 – June 30, 2014
Percentage of total population employed full time	33%	33%	July 1, 2013 – June 30, 2014

<b>Metric</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Implementation Schedule</b>
Heads of household employed part time – Set Rent	32	34	July 1, 2013 – June 30, 2014
Heads of household employed part time – Control Group	32	32	July 1, 2013 – June 30, 2014
Percentage of total population employed part time	56%	58%	July 1, 2013 – June 30, 2014
Heads of household enrolled in an educational program – Set Rent	0	0	July 1, 2013 – June 30, 2014
Heads of household enrolled in an educational program – Control Group	0	0	July 1, 2013 – June 30, 2014
Percentage of total population enrolled in an educational program	0%	0%	July 1, 2013 – June 30, 2014
Heads of household enrolled in a job training program – Set Rent	0	0	July 1, 2013 – June 30, 2014
Heads of household enrolled in a job training program – Control Group	0	0	July 1, 2013 – June 30, 2014
Percentage of total population enrolled in a job training program	0%	0%	July 1, 2013 – June 30, 2014
Dollars saved as a result of Activity Four	Cost of task prior to implementation: Average cost of interims (\$32.69) * Expected number of interims required to be processed (10% of 57, or 6) + Average cost of annuals (\$53.25) * 57 Equals \$3,231	Expected decrease: Interims will no longer be processed, so \$196, and about half of the annual will not be necessary, so $26.62*57=\$1,517$ ; estimated decrease is \$1,713	July 1, 2013 – June 30, 2014
Staff hours saved as a result of Activity Four	Amount of staff time dedicated to interims and annuals prior to implementation: 1.7 hours for an interim * 6 + 2.8 hours for an annual*57 = 169.8 hours	Expected decrease of staff time dedicated to interims and annuals: Interims will no longer be processed, so $1.7*6=10.2$ , and about half of the hours for an annual, so $1.4*57=79.8$ , totals 90	July 1, 2013 – June 30, 2014

**E) Data collection process and the proposed metrics the Agency will use to measure how this Activity will achieve one or more of the MTW statutory objectives**

Partnering with UNR will aid RHA in tracking how household income changes throughout the five year period. RHA will provide UNR with income and family composition data. UNR will analyze the data and produce figures reflecting the magnitude of differences families in the rent reform program experienced in comparison with the control group. RHA anticipates the families in the Set Rent Program to have experienced higher income growth rates than the families in the control group by the end of Year 5. Additional metrics may be added before program implementation.

RHA will require that the tenants in the test group and the control group come in annually to update all of their information. There will not be interims for these groups. The annual will include in-depth questions regarding all of the metrics RHA proposes to track and will be required for continued use of the voucher.

**F) Authorizations cited**

*Note: all references to authorizations are to the section and paragraph citation of Attachment C of the Standard MTW Agreement.*

D.1.b. – Allows the Agency to determine the length of the lease period.

D.1.c. – Allows Agency to define, adopt, and implement a new Housing Choice Voucher Program reexamination schedule.

D. 2. a. – Allows Agency to adopt and implement any reasonable policy to calculate the tenant portion of the rent that differs from currently mandated HCV program requirements.

D.4. – Allows Agency to determine HCV waiting list procedures, tenant selection procedures and criteria, and preferences.

**G) Provide the following information for any rent reform initiatives**

**1. Agency’s Board approval of policy**

RHA’s Board of Commissioners approved the MTW Plan on June 19, 2012.

**2. Impact Analysis**

RHA will continuously and thoroughly evaluate the impacts of the Set Rent and Control groups to determine all effects.

In the past year, 166 tenant families with children were admitted into the HCV program. Please note that because these families will be coming off the waiting list, their overall rent payments will be decreasing because they will no longer be paying market rents.

Families admitted 6/1/11-5/1/12 by bedroom size		
Rent would have been higher under Set Rent - 2 bedroom	40	57.97%
Rent would have been lower under Set Rent - 2 bedroom	29	42.03%
Rent would have been higher under Set Rent - 3 bedroom	28	32.94%
Rent would have been lower under Set Rent - 3 bedroom	57	67.06%
Rent would have been higher under Set Rent - 4 bedroom	2	16.67%
Rent would have been lower under Set Rent - 4 bedroom	10	83.33%

Families by race admitted 6/1/11-5/1/12		
White families whose rent would have been higher under Set Rent	51	39.84%
White families whose rent would have been lower under Set Rent	77	60.16%
Black families whose rent would have been higher under Set Rent	13	48.15%
Black families whose rent would have been lower under Set Rent	14	51.85%
Asian families whose rent would have been higher under Set Rent	0	0.00%
Asian families whose rent would have been lower under Set Rent	2	100.00%
Native American families whose rent would have been higher under Set Rent	5	71.43%
Native American families whose rent would have been lower under Set Rent	2	28.57%
Hawaiian/Pacific Islander families whose rent would have been higher under Set Rent	1	50.00%
Hawaiian/Pacific Islander families whose rent would have been lower under Set Rent	1	50.00%

Hispanic families admitted 6/1/11-5/1/12		
Total number of Hispanic families	52	
Rent would have been higher under Set Rent	15	28.85%
Rent would have been lower under Set Rent	37	71.15%

### 3. **Annual reevaluation of rent reform initiative**

RHA will work with UNR to evaluate the continuing effects and changing statuses of families participating in the rent reform controlled study.

### 4. **Hardship case criteria**

A committee of three staff persons will be established to review hardship requests based on inability to pay rent once the hardship has lasted more than 30 days. If the hardship documentation is accepted by the committee, rents may be set as low as the greater of \$75 or utility costs. There will be no negative rents. The committee will determine the length of the exemption, up to a maximum of six months.

The hardship policy for the end of the rent reform study will be very limited. If the head or co-head of the family becomes disabled and requires continued housing assistance, the three-person panel will review the requests and decide whether an unrestricted voucher will be issued. Other than that, there will be no hardship exemptions from the five year limitation.

**5. Transition period**

This Activity will not have a transition period; it will begin when the MTW agreement goes into effect as families are provided vouchers from the waiting list. This assumes relatively stable funding. The assignment of vouchers will be dependent on the availability of funding; depending on the sequester and HUD's budget, RHA may not be able to begin issuing vouchers immediately upon the MTW agreement taking effect.

**6. Documentation of public hearing**

This Activity was considered at the public hearing on the proposed MTW Plan and application, held May 31, 2012.

## **Activity Five: Expand self-sufficiency activities**

### **A) MTW Initiative Description**

The MTW components of this Activity are utilization of the ability to make the self-sufficiency program mandatory for a specific population, increasing the size of the program, and not establishing escrow accounts for this population. This population will be Public Housing community service (CS) participants who are not completing their required hours.

The non-MTW components of this Activity include streamlining service delivery of self-sufficiency assistance and a requirement that the population in question meet with the FSS coordinators on a quarterly basis until CS hours are brought into compliance.

RHA will be creating a new FSS program for these clients, FSS Lite, which will include all of the training and counseling components of the FSS program but will not include the escrow component. This is also allowed under MTW.

RHA has had an ongoing struggle to obtain compliance with the eight hours of CS required by HUD. Making participation in the FSS Lite program mandatory for Public Housing CS participants who are not completing their required hours will provide residents with encouragement and motivation to perform community service hours until they are exempt and to use the requirement to assist residents with building skills that will increase their likelihood of becoming employed. With this area having one of the highest unemployment rates in the country, a large percentage of residents are currently unemployed, unable to find new jobs, and required to perform community service. The FSS Coordinators have access to and knowledge of resources that can assist these tenants and provide opportunities that may match their interests and can assist in helping them find agencies which are appropriate based on the individual's needs.

MTW allows for changes in program size. The program is currently run by two people, one working half-time and the other working full-time. RHA proposes to make the half-time position into a full-time position. RHA will also be adding an intern to this department as the workload increases. These additions will cover the changes proposed in this Activity and in prior Activities which will increase the size of the FSS program.

Streamlining service delivery of the FSS programs will be accomplished by merging the Public Housing and Housing Choice Voucher FSS programs so that both FSS Coordinators will be working with all residents.

RHA proposes that all residents who are required to complete community service hours must meet with an FSS Coordinator to map out goals, be informed of various community resources and educational opportunities, and sign an FSS Lite contract. During this initial assessment, the FSS Coordinator will identify barriers preventing the household member from working or participating in a self-sufficiency program and will set up individual service plans to meet goals.

After the initial meeting, any residents remaining on the community service non-compliance list will be required to meet with an FSS Coordinator at least quarterly to reassess their current situations and address any challenges or barriers that they encounter as they work toward the goals set in their individual service plan.

RHA's goal, beyond just compliance with the community service requirement, is to reduce the number of residents required to complete community service hours. This will be achieved by

giving them the resources that would lead to exemption. RHA will also attempt to designate an agency based on the resident’s interest so that they will be motivated to complete service hours and benefit from the experience.

RHA’s FSS Program has sufficient capacity to expand the program with these tenants and those in the other programs suggested under MTW.

## **B) MTW Statutory Objectives**

This Activity supports MTW statutory purposes by creating incentives for families to work, seek work or prepare for work due to the involvement of the training and counseling portions of the FSS program.

## **C) Anticipated Impacts**

RHA anticipates that this Activity will:

- Increase the number of households participating in the training and counseling portions of the FSS program
- Increase the likelihood of a resident gaining employment
- Reduce the number of residents required to perform community service
- Reduce the amount of time required to follow up with delinquent residents

Potential negative consequences include:

- Significant increase in the FSS Coordinators’ workloads
- Initial increase in staff time designated to explaining the new requirements
- Increase of residents claiming hardship due to circumstances preventing them from complying

## **D) Baseline and benchmarks**

<b>Metric</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Implementation Schedule</b>
Increase in average earned income of households as a result of Activity 5	Income on file at time of admission to the program	Increase household income by \$200 each year	July 1, 2013 – June 30, 2014
Increase in average savings/escrow of households as a result of Activity 5	\$0	\$25 increase per household per year	July 1, 2013 – June 30, 2014
Number of households receiving services aimed at increasing self sufficiency in Activity 5	0	51 families in the first year will take part in the FSS Lite program	July 1, 2013 – June 30, 2014
Heads of household employed full time in Activity 5	0	4	July 1, 2013 – June 30, 2014

<b>Metric</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Implementation Schedule</b>
Percentage of total population of families who owe CS hours employed full time in Activity 5	0	9%	July 1, 2013 – June 30, 2014
Heads of household employed part time in Activity 5	0	6	July 1, 2013 – June 30, 2014
Percentage of total population of families who owe CS hours employed part time in Activity 5	0	11%	July 1, 2013 – June 30, 2014
Heads of household enrolled in an educational program in Activity 5	0	2	July 1, 2013 – June 30, 2014
Percentage of total population of families who owe CS hours enrolled in an educational program in Activity 5	0	4%	July 1, 2013 – June 30, 2014
Heads of household enrolled in a job training program in Activity 5	0	2	July 1, 2013 – June 30, 2014
Percentage of total population of families who owe CS hours enrolled in a job training program in Activity 5	0	4%	July 1, 2013 – June 30, 2014

**E) Data collection process and the proposed metrics the Agency will use to measure how this Activity will achieve one or more of the MTW statutory objectives**

RHA will continue to track residents required to participate in the community service program. Staff will copy the initial tracking sheet into a separate file to compare with future results. Staff will also keep records of residents who gain employment due to use of the new policy or who join the FSS program. A new tracking tab will be created to track those residents affected by the enforcement of FSS and community service requirements.

**F) Authorizations cited**

*Note: all references to authorizations are to the section and paragraph citation of Attachment C of the Standard MTW Agreement.*

E. – Allows Agency to operate FSS programs exempt from certain HUD program requirements, including whether to establish mandatory self-sufficiency program requirements, the ability to change the size of the program, and whether to establish escrow accounts.

Note: RHA understands that there are no specific authorizations regarding community service, but we believe that this Activity squarely fits into the intent of the MTW program and clearly will advance MTW statutory goals. RHA also understands that the MTW statute states that Section 12 of the U.S. Housing Act of 1937, which was amended after enactment of the MTW statute to add the community service requirements and other provisions to pre-existing language regarding Davis-Bacon Act and other wage rate requirements, shall apply to housing assisted under the demonstration. RHA believes that the self-sufficiency authorization cited above fully supports this proposed Activity.

**G) Provide the following information for any rent reform initiatives**

Not applicable; this is not a rent reform initiative.

## **Activity Six: Simplify rent calculations and increase the minimum rent**

### **A) MTW Initiative Description**

This Activity contains three basic components:

Exclude all educational financial aid from income calculations.

Self certification and exclusion of combined assets under \$10,000.

Increase the minimum rent from \$50 to \$75.

Exclude all educational financial aid from income calculations: While Public Housing rules do not require student financial aid to be counted as income, the Housing Choice Voucher (HCV) program requires this except for persons who are over the age of 23 years old with dependent children (not including tuition costs and student loans); see 24 CFR 5.609(b)(9).

RHA proposes to match HCV heads of household and co-heads to the Public Housing policy. This change will save RHA in administrative costs. Participants will benefit because they will be able to attend an institution of higher education and not be penalized with an increase in their rent due to financial assistance.

Self certification and exclusion of combined assets under \$10,000: Currently RHA requires applicants and participants to provide documentation for all household assets or RHA requests third-party verification of assets to determine any income derived from their assets. This creates an administrative burden with a substantial amount of paperwork and time spent requesting, reviewing and calculating income from assets.

RHA proposes that applicants will provide a baseline asset value, at the time of application, which is well documented. RHA will calculate income on assets only if the assets total more than \$10,000. If assets are less than \$10,000, the tenant will self-certify the value of their assets. This will assist both staff and residents by reducing cost and achieving greater cost effectiveness.

Increase the minimum rent from \$50 to \$75: RHA currently has a minimum rent of \$50 and is proposing to increase this to \$75. This will save significant HCV and Public Housing operating subsidy money. RHA also hopes that this initiative will provide an incentive to seek employment by requiring a higher participant contribution to rent. The President's budget proposed this change as well and stated that requiring the minimum rent to increase to \$75 per month would make it comparable to the minimum rent ceiling of \$50 enacted in 1998 and adjusted for inflation.

No group of residents will be exempt from the minimum rent. Individuals who already have hardship exemptions will continue to be granted that exemption and, in the future, individuals who request an exemption may be granted one, but no specific population will be exempt.

## B) MTW Statutory Objectives

These proposals will increase efficiency and cost-effectiveness and reduce costs.

## C) Anticipated Impacts

### Exclusion of educational financial aid

While this policy will save RHA in administrative costs as shown below, it will result in a loss of \$9,396 in rental income in the HCV program for a net loss of \$7,274 per year. The greater benefit to participants will be to allow them to attend an institution of higher education and not be penalized with an increase in their rent from financial assistance.

<b>HCV Cost for Processing Student Verifications</b>			
	Material	Time	Labor
Cost For Housing Specialist		.17 hrs @ \$17.85 per hr.	\$3.04
Cost for Office Clerk	\$1.33	.23 hrs @ \$16.19 per hr.	\$3.73
Total	\$1.33		\$6.77
HVC Total Cost Per Client :			<b>\$8.10</b>

<b>HCV Administrative Costs for Student Status Verifications</b>			
<p><b>Current Policy -</b> Based on 2010 data, 370 student status verifications were sent for 336 individuals, averaging 1.10 verifications per household. Each verification documents student status as well as financial aid and tuition costs. These figures are used to calculate grants and financial aid in excess of tuition costs for rent calculation.</p>		<p><b>MTW Policy -</b> Reduce student status verifications for Head or Co-head, only sending verifications for dependents</p>	
Average Number of Student Verifications Sent per Year		Average Number of Student Verifications Sent per Year	
370		108	
Cost Per Client	\$8.10	\$8.10	
<b>Total Cost Per Year</b>	<b>\$2,997.00</b>	<b>\$874.80</b>	

<b>Total Material Cost Savings Per Year:</b>	\$348.46
<b>Total Labor Cost Savings Per Year:</b>	\$1,773.74
<b>Total Cost Savings Per Year:</b>	<b>\$2,122.20</b>
<b>Loss of rental income in the HCV program per year:</b>	<b>(\$9,396.00)</b>
<b>Total change to HCV rental income due to student status:</b>	<b>(\$7,274.00)</b>

Self certification and exclusion of combined assets under \$10,000

<b>HCV Administrative Cost for Asset Calculations</b>							
<b>Current Policy</b> Based on 2010 data, totaling 1440 households with 2657 assets, averaging 1.85 assets per household.				<b>M-T-W Policy</b> Eliminating processing time/material costs based on a total number of household with assets over \$10,000			
	Material	Time	Labor		Material	Time	Labor
Cost For Housing Specialist		.325 hrs @ \$17.85 per hr.	\$5.80	Cost For Housing Specialist		.325 hrs @ \$17.85 per hr.	\$5.80
Cost for Office Clerk	\$2.13	.37 hrs @ \$16.19 per hr.	\$5.99	Cost for Office Clerk	\$2.13	.37 hrs @ \$16.19 per hr.	\$5.99
Total	\$2.13		\$11.79	Total	\$2.13		\$11.79
<b>Total Cost Per Household with Assets:</b>			<b>\$13.92</b>	<b>Total Cost Per Household with Assets:</b>			<b>\$13.92</b>
<b>Total Cost for 1440 Households:</b>			<b>\$20,045.23</b>	<b>Total Cost for 60 Households with Assets over \$10,000:</b>			<b>\$835.22</b>

<b>HCV Cost Savings For Assets under \$10,000</b>	
<b>Total Material Cost Savings Per Year:</b>	\$2,939.40
<b>Total Labor Cost Savings Per Year:</b>	\$16,270.61
<b>Total Cost Savings Per year:</b>	<b>\$19,210.01</b>

<b>PH Administrative Cost for Asset Calculations</b>							
<b>Current Policy</b> Based on 2011 data, verification/processing cost for a total of 750 Public Housing households with 871 assets, averaging 1.16 assets per household				<b>Proposed MTW Policy</b> Based on 2011 data, verification/processing cost for a total of 22 Public Housing households with assets over \$10,000			
	Material	Time	Labor		Material	Time	Labor
Cost For Housing Manager		.43 hrs @ \$20.53 per hr.	\$8.83	Cost For Housing Manager		.43 hrs @ \$20.53 per hr.	\$8.83
Cost for Material	2.13		2.13	Cost for Material	2.13		2.13
<b>Total Cost Per Household with Assets</b>			<b>\$10.96</b>	<b>Total Cost Per Household with Assets</b>			<b>\$10.96</b>
<b>Total Cost for 750 Households with Assets</b>			<b>\$8220.00</b>	<b>Total Cost for 22 Households with Assets over \$10,000</b>			<b>\$241.12</b>

<b>PH Cost Savings For Assets under \$10,000</b>	
<b>Total Material Cost Savings Per Year</b>	\$1,550.64
<b>Total Labor Cost Savings Per Year</b>	\$6,428.24
<b>Total Cost Savings Per year</b>	<b>\$7978.88</b>

Increased minimum rent

The estimated financial impact of increasing the minimum rent from \$50 to \$75 is shown below.

<b>HCV Savings for Increasing Minimum Rent from \$50 to \$75</b>		
	<b>Current Policy -</b> Participants are subject to a \$50 minimum rent payment	<b>MTW Policy -</b> Participants will be subject to a \$75 minimum rent payment
Participants Paying Minimum Rent	164	215
Participants on Hardship from Minimum Rent	2	2
Total Participant Contribution Per Month	\$8,200	\$16,125
<b>Total HCV Savings Per Month</b>		<b>\$7,925</b>
<b>Total HCV Savings Per Year</b>		<b>\$95,100</b>

<b>PH Savings for Increasing Minimum Rent from \$50 to \$75</b>		
	<b>Current Policy -</b> Participants are subject to a \$50 minimum rent payment	<b>MTW Policy -</b> Participants will be subject to a \$75 minimum rent payment
Participants Paying Minimum Rent	92	129
Participants on Hardship from Minimum Rent	0	2
Total Participant Contribution Per Month	\$4,600	\$9,525
<b>Total Increase in Rental Income Per Month</b>		<b>\$4,925</b>
<b>Total Increase in Rental Income Per Year</b>		<b>\$59,100</b>

<b>Savings and costs for first MTW year (July 1, 2013 - June 30, 2014) for Activity Six</b>			
	Student status	Exclusion of assets	Minimum rent
Public Housing savings	\$0	\$7,979	\$59,100
Public Housing extra costs	\$0	\$0	\$0
Housing Choice Voucher savings	\$2,122	\$19,210	\$95,100
Housing Choice Voucher extra costs	(\$9,396)	\$0	\$0
Totals:	(\$7,274)	\$27,189	\$154,200

**Grand total of savings in first MTW year: \$174,115**

**D) Baseline and benchmarks**

<b>Metric</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Implementation Schedule</b>
Increase in rental revenue as a result of Activity 6	0	Student status will cost RHA \$7,274; raising the minimum rent will bring in \$154,200; total increase in rental revenue = \$146,926 Exclusion of assets will have a negligible effect.	July 1, 2013 – June 30, 2014
Staff hours saved as a result of Activity 6	0.4 hours per student status verification times 336 individuals = 134.4 hours	Verifications sent for dependents only: 91 hours saved Self certification of assets under \$10,000: PH 313 hours saved, HCV 448 hours saved. Total: 852 hours saved	July 1, 2013 – June 30, 2014

**E) Data collection process and the proposed metrics the Agency will use to measure how this Activity will achieve one or more of the MTW statutory objectives**

RHA will track the number of HCV student participants to determine the effect of the exclusion of financial aid and the exclusion of assets on the participant’s portion of rent. RHA will also use detailed verification logs to track the number of student status verifications sent.

RHA will track the number of HCV and Public Housing participants who are paying the new minimum rent of \$75 each month and how many of those participants are requesting and being approved for the minimum rent hardship exemption. RHA will also track any decreases in the number of participants paying the minimum rent due to increased income.

As a further measure of savings, RHA will track overall staff time spent on the income and rent calculation process separately for the Public Housing and HCV programs.

**F) Authorizations cited**

*Note: all references to authorizations are to the section and paragraph citation of Attachment C of the Standard MTW Agreement.*

C. 4. – Allows Agency to adopt a local system of Public Housing resident income verification in lieu of the current HUD system.

C. 11. – Allows Agency to adopt reasonable policies to set Public Housing rents.

D. 2. a. – Allows Agency to adopt reasonable policies to calculate HCV tenant rents.

D. 3. b. – Allows Agency to adopt and implement a reasonable policy for verifying HCV family income.

**G) Provide the following information for any rent reform initiatives**

**1. Agency’s Board approval of policy**

RHA’s Board of Commissioners approved the MTW Plan on June 19, 2012.

**2. Impact Analysis**

In our analysis of the new rent reform, we have made the following estimates:

- Exclusion of financial aid from income calculations will lower the rent for 10% of RHA participants.
- Self certification of assets under \$10,000 will have minimal impact.
- Increasing the minimum rent will raise the rent for 10% of RHA participants.

Breakdown of residents whose rent will increase with the new minimum rent:

**Impact of minimum rent change**

		<b>S8</b>	<b>PH</b>	<b>Total</b>
	Total number affected	219	112	331
<b>Race</b>	White	168 77%	85 76%	253 76%
	Black	36 16%	10 9%	46 14%
	American Indian /Alaskan	8 4%	7 6%	15 5%
	Asian	6 3%	7 6%	13 4%
	Hawaiian/Pacific Islander	1 0%	3 3%	4 1%
	Hispanic	40 18%	34 30%	74 22%
<b>Bedroom size</b>	0	1 0%	2 2%	3 1%
	1	32 15%	7 6%	39 12%
	2	108 49%	81 72%	189 57%
	3	64 29%	18 16%	82 25%
	4	14 6%	4 4%	18 5%
	% currently paying \$50	74.89%	69.64%	73.11%
	% currently paying between \$50 and \$75	25.11%	30.36%	26.89%

**3. Annual reevaluation of rent reform initiative**

We will review the results of the rent reform initiatives on a yearly basis and will work to balance the benefits to RHA as well as participants with the negative impacts. We believe the outcomes will be positive.

#### **4. Hardship case criteria**

The change in student status verification does not require a hardship policy because it benefits participants.

RHA's standard hardship policy for an exception to minimum rent will be in place and can be requested if the family experiences one or more of the following qualifying events:

- a) The household has lost eligibility or is awaiting an eligibility determination for Federal, State or local assistance, including a household with a member who is a noncitizen lawfully admitted for permanent residence under the Immigration and Nationality Act, and who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Act of 1996.
- b) The household would be evicted as a result of the imposition of the minimum rent requirement.
- c) The income of the household has decreased because of changed circumstances, including loss of employment or death of a household member. "Loss of employment" is defined as being laid off or terminated through no fault of the employee. Loss of employment does not, for the purposes of exemption to minimum rent, include voluntarily quitting employment. "Death in the family", for the purposes of exemption to minimum rent, includes head of household or spouse, or any household member.
- d) Other circumstances as determined by RHA or HUD.

RHA will review all household requests for exception from the minimum rent due to financial hardships.

If RHA determines that the hardship is temporary (defined as a duration of less than 90 consecutive days), a minimum rent will not be imposed for a period of up to ninety days from the date of the household's request. At the end of the temporary suspension period, a minimum rent will be imposed retroactively to the time of suspension. If RHA determines that there is a qualifying long-term financial hardship, RHA must exempt the household from the minimum rent requirements for as long as the hardship continues. The exemption from minimum rent shall apply from the first day of the month following the household's request for exemption.

#### **5. Transition period**

RHA will give a 90-day notice for all of these activities effective July 1, 2013 or 90 days after the MTW Agreement is signed, whichever is later.

#### **6. Documentation of public hearing**

This Activity was considered at the public hearing on the proposed MTW Plan and application, held May 30, 2012.

## **Activity Seven: Allow elderly/disabled participants to complete biennial recertifications**

### **A) MTW Initiative Description**

An elderly household is defined as a family whose head (including co-head), spouse, or sole member is a person who is at least 62 years of age; or 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 living with one or more live-in aides. A disabled family is defined as a family whose head (including co-head), spouse, or sole member is a person with disabilities; or 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 participant meets the elderly or disabled definition **and** the stable income definition, RHA will perform biennial recertifications rather than annual recertifications; if not, they will remain under the regular recertification process. This Activity's main objective is to reduce administrative costs and participants' inconvenience for both Public Housing and Housing Choice Voucher recertifications for elderly/disabled households that have stable income.

RHA spends considerable staff time and material costs annually recertifying elderly/disabled households with stable income. These recertifications result in minimal changes in participant rent. Participants also spend considerable time filling out paperwork and gathering required documentation each year.

RHA proposes to conduct a recertification every other year for elderly/disabled households with stable income. For the year that the biennial recertification is not processed, RHA will increase tenant rent based on the Cost of Living Adjustment (COLA) for the appropriate program. 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. Therefore, these households will be required to have annual recertifications.

Biennial recertifications would be conducted through the mail. At this time, RHA proposes no change to the current interim policy. Decreases will be processed as reported; increases will only be processed biennially or at the request of the participant.

### **B) MTW Statutory Objectives**

This Activity supports MTW statutory purposes by reducing cost and achieving greater cost effectiveness.

### C) Anticipated Impacts

Transitioning to a biennial recertification for elderly/disabled households with stable incomes allows RHA to reduce costs as shown below.

<b>HCV Biennial Reexaminations</b>							
<b>Current HCV Policy</b> - Based on 2010 data, an average of 236.3 HCV participants required an annual recertification per month.				<b>Proposed MTW HCV Policy</b> - Based on 2010 data, by requiring elderly or disabled participants with stable income to recertify every 2 years, an average of 176.2 HCV participants would be required to complete an annual recertification per month.			
	Average Interviews Per Month	Average Mail-ins Per Month	Total Average Cost	Average Interviews Per Month (MTW)	Average Mail-ins Per Month (MTW)	Average COLA Increases Per Month (MTW)	Total Average Cost
# of households	107.8	128.5		107.8	68.4	60.1	
Cost Per Participant	\$53.25	\$28.15		\$53.25	\$28.15	\$7.58	
Cost Per Month	\$5,740.35	\$3,617.28	\$9,357.63	\$5,740.35	\$1,925.46	\$455.56	\$7,665.81
<b>Cost Per Year</b>	<b>\$68,884.20</b>	<b>\$43,407.30</b>	<b>\$112,291.50</b>	<b>\$68,884.20</b>	<b>\$23,105.52</b>	<b>\$5,466.70</b>	<b>\$91,989.72</b>

<b>Total cost savings per year for HCV biennial reexaminations:</b>	<b>\$20,301.78</b>
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<b>PH Biennial Reexaminations</b>							
<b>Current Public Housing Policy</b> Based on 2011 data, an average of 62.5 Public Housing participants required an annual recertification per month.				<b>Proposed MTW Public Housing Policy</b> Based on 2011 data, by requiring elderly/disabled participants with fixed income to recertify every 2 years, an average of 45.5 Public Housing participants would be required to complete an annual recertification per month.			
	Average Interviews Per Month	Material Cost	Total Average Cost	Average Interviews Per Month (MTW)	Material Cost	Average COLA Increases Per Month (MTW)	Total Average Cost
# of Households	62.5	62.5		45.5	45.5	17	
Cost Per Client	\$35.93	\$2.26		\$35.93	\$2.26	\$5.13	
Cost Per Month	\$2,245.63	\$141.25	\$2,386.88	\$1,634.82	\$102.83	\$87.21	\$1,824.86
<b>Cost Per Year</b>	<b>\$26,947.50</b>	<b>\$1,695.00</b>	<b>\$28,642.50</b>	<b>\$19,617.78</b>	<b>\$1,233.96</b>	<b>\$1,046.52</b>	<b>\$21,898.26</b>

<b>Total cost savings per year for PH biennial reexaminations:</b>	<b>\$6,744.24</b>
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In addition, the new policy will save participants time and inconvenience by only requiring them to complete recertification paperwork every other year. RHA believes participants who qualify will appreciate this policy in part because the recertification process can often cause participants

undue stress. RHA does not anticipate a loss in HCV or Public Housing rental income with the implementation of this change.

**D) Baseline and benchmarks**

<b>Metric</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Implementation Schedule</b>
Dollars saved as a result of Activity 7	0	PH: \$6,744 HCV: \$20,302 Total: \$27,046	July 1, 2013 – June 30, 2014
Staff hours saved as a result of Activity 7	0	PH: 137 hours per year HCV: 955 hours per year	July 1, 2013 – June 30, 2014

**E) Data collection process and the proposed metrics the Agency will use to measure how this Activity will achieve one or more of the MTW statutory objectives**

RHA will track the number of annual interviews occurring and the number of biennial mail-in recertifications being processed. By tracking this, RHA can calculate cost savings and determine participant benefits.

**F) Authorizations cited**

*Note: all references to authorizations are to the section and paragraph citation of Attachment C of the Standard MTW Agreement.*

C. 4. – Allows Agency to adopt a local system of Public Housing resident income verification in lieu of the current HUD system.

D.1.c. – Allows Agency to define, adopt, and implement a new Housing Choice Voucher Program reexamination schedule.

**G) Provide the following information for any rent reform initiatives**

**1. Agency’s Board approval of policy**

RHA’s Board of Commissioners approved the MTW Plan on June 19, 2012.

**2. Impact Analysis**

The impact of this Activity is positive. Households can still request interim rent decreases based on loss of income. The rent lost by RHA will be minimal and is significantly outweighed by the cost savings.

**3. Annual reevaluation of rent reform initiative**

We will review this Activity yearly to ensure that it is still providing positive outcomes.

**4. Hardship case criteria**

RHA proposes no hardship policy because no additional burden is being placed on residents; in fact, just the contrary. This will be extremely positive for all affected residents. Residents could request an interim reexamination if they have income decreases.

**5. Transition period**

RHA will implement biennial reexaminations for elderly/disabled households with stable income 90 days after the MTW agreement is signed or July 1, 2013, whichever is later.

**6. Documentation of public hearing**

This Activity was considered at the public hearing on the proposed MTW Plan and application, held May 30, 2012.

## **Activity Eight: Alternate Housing Quality Standards Verification Policy**

### **A) MTW Initiative Description**

If an HCV unit passes the annual Housing Quality Standards (HQS) inspection on the first visit, that unit could be exempt from the HQS inspection for the next year. Participants and landlords both would be required to sign a self-certification that the unit is in good condition. If they do not each certify or agree on the condition of the unit, then an annual HQS inspection would be conducted.

RHA is currently required to inspect all HCV units at least once every 12 months. During a recent 12-month period (2011-2012), 1400 of 2656 units passed their first annual HQS inspection on the scheduled date with no findings and no required follow up or re-inspection. These landlords and participants have proved their commitment to upholding HQS and may not have need of an HQS inspection every year.

The year following a successful self-certification, RHA will conduct a standard HQS inspection. Under this policy, the unit will not go more than two years without an HQS inspection.

### **B) MTW Statutory Objectives**

Activity Eight supports MTW statutory purposes by reducing cost and achieving greater cost effectiveness.

### **C) Anticipated Impacts**

RHA anticipates that this Activity will provide significant inspection cost savings, as well as savings to landlords and participants in time and inconvenience by not being required to schedule time to complete the inspection with RHA inspectors. We believe landlords and participants will be in favor of this policy.

<b>Biennial HQS Inspections for Certain Units</b>			
<b>Current Policy</b> - Inspect all units every year.		<b>MTW Policy</b> - 1400 units that passed their first inspection in 2012 can be self-certified by landlords and participants in 2013 rather than conducting an inspection.	
Number of Annual Inspections		Number of Annual Inspections	
	2656		1256
Cost Per Inspection	\$63.71	Cost Per Inspection	\$63.71
<b>Total Cost Per Year</b>	<b>\$169,213.76</b>	<b>Total Cost Per Year</b>	<b>\$80,019.76</b>
<b>Potential Cost Savings Per Year:</b>			<b>\$89,194.00</b>

**D) Baseline and benchmarks**

<b>Metric</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Implementation Schedule</b>
Dollars saved as a result of Activity 8	0	\$89,194	July 1, 2013 – June 30, 2014
Staff hours saved as a result of Activity 8	0	1,400 hours	July 1, 2013 – June 30, 2014

**E) Data collection process and the proposed metrics the Agency will use to measure how this Activity will achieve one or more of the MTW statutory objectives**

RHA will calculate the number of inspections conducted and the number of self-certifications completed at the end of each MTW year to determine the actual cost savings from Activity Eight. During Year 1, RHA will continually evaluate the utilization success of self-certification by gathering feedback from participants and landlords.

**F) Authorizations cited**

*Note: all references to authorizations are to the section and paragraph citation of Attachment C of the Standard MTW Agreement.*

D.5. – Allows Agency to certify that housing assisted under MTW will meet housing quality standards established or approved by HUD.

**G) Provide the following information for any rent reform initiatives**

Not Applicable – this is not a rent reform initiative.

## Section VI. Ongoing MTW Activities

N/A

## Section VII. Sources and Uses of Funding

### A. Planned Sources and Uses of MTW Funds

This assumes relatively stable funding. RHA's budget will be dependent on the availability of funding; depending on the sequester and HUD's budget, these numbers may not be correct for FY 2014.

SOURCES FOR THE FIRST MTW YEAR	
Operating Subsidy	\$ 1,906,151
Capital Fund Program	\$ 818,696
Housing Choice Vouchers	
Housing Assistance Payments	\$16,225,311
Administrative Funding	\$ 1,765,289
<b>TOTAL</b>	<b>\$20,715,447</b>
USES FOR THE FIRST MTW YEAR	
Operating Subsidy	\$ 1,776,955
Capital Improvements	\$ 818,696
MTW Activity – turf reduction	\$ 400,000
Housing Assistance Payments	\$15,861,311
Administrative Funding	\$ 1,765,289
MTW Coordinator	\$ 81,196
MTW Technical Assistance/Evaluation (UNR)	\$ 12,000
<b>TOTAL</b>	<b>\$20,715,447</b>

### B. Planned Sources and Uses of State or Local Funds

This assumes relatively stable funding. RHA's budget will be dependent on the availability of funding; depending on the sequester and HUD's budget, these numbers may not be correct for FY 2014.

Sources and uses for the first MTW year		
Source	Amount	Households served
State of Nevada – Aging Services grants	\$ 107,909	139

Funding from the State of Nevada represents two grants with the Aging and Disability Services Division. Sources and uses are the same.

## C. Planned Sources and Uses of the COCC

This assumes relatively stable funding. RHA's budget will be dependent on the availability of funding; depending on the sequester and HUD's budget, these numbers may not be correct for FY 2014.

<b>C. Planned sources and uses of the COCC</b>	
<b>SOURCES</b>	
Asset Management Fee Revenue	\$ 108,232
Property Management Fees	\$ 645,176
Bookkeeping Fees	\$ 81,525
Grant Wage Reimbursement	\$ 182,000
Rental Income	\$ 87,156
Tax Credit Management Fees	\$ 25,213
Section 8 Management Fees	\$ 241,290
Capital Grant Admin Fees	\$ 93,944
Interest Income	\$ 4,700
Project Based Contract Administration	\$ 38,616
Unaided Property Support	\$ 214,440
Other	\$ 2,700
<b>TOTAL</b>	<b>\$ 1,724,992</b>
<b>USES</b>	
Salaries and Benefits	\$ 1,399,011
Property Cost	\$ 51,686
Dues and Publications	\$ 7,176
Professional Fees	\$ 85,328
Insurance	\$ 4,800
Travel	\$ 21,008
Office Supplies	\$ 24,858
Phone	\$ 21,551
Postage and Printing	\$ 29,483
Staff Training	\$ 6,743
Vehicle Expense	\$ 2,948
Tenant Services	\$ 2,100
Contract Costs	\$ 33,500
Other – Board	\$ 34,800
<b>TOTAL</b>	<b>\$ 1,724,992</b>

## D. Cost Allocation

RHA does not plan to use a cost allocation or fee-for-service approach that differs from 1937 Act requirements.

## E. Use of Single-Fund Flexibility

In the first thirty months of MTW, RHA will allocate approximately \$800,000 of MTW funds for the removal of turf and addition of xeriscaping for three Public Housing complexes. Xeriscaping will only be performed at RHA-owned Public Housing complexes. For the most part, northern Nevada has a high desert arid climate where little grows that is not planted and watered. In spite of this, almost all homes constructed in Reno, Sparks and Washoe County in

the past 50 years have installed large lawn areas. Increasingly, however, water has become an issue and restrictions on excess watering have been put in place. There are specific days and times for businesses and residences to water to limit the impact on the water supply. RHA's green-related activity will utilize water-conserving techniques to significantly reduce water consumption. We have considerable experience in the design and installation of attractive, easily sustainable, and very low water usage xeriscape landscaping in the carrying out of our \$21 million NSP2 grant. We have transformed over 100 scattered-site single-family properties to xeriscape landscaping in both the front and back yards, saving thousands of gallons of water.

In our Public Housing complexes, large water-wasting turf areas have been replaced with individually designed combinations of varying colored rocks, decomposed granite, boulders, bark, drought resistant shrubs and trees more naturally appropriate for the high desert landscape in northern Nevada. With the flexibility allowed in the MTW program, we wish to complete this process by converting approximately 399,795 sq ft (9.5 acres) of turf into low maintenance and water usage areas.

By installing xeriscape landscaping, significant management and long-term maintenance costs will be removed and substantial ongoing water savings will be achieved. Each square foot of lawn area requires at least 1.25 gallons per week. With a typical growing season of 31 weeks, that amounts to 15,492,081 gallons saved per growing season. No longer will staff have to deal with regular mowing, thatching, aerating, fertilizing, etc. of lawns.

Water cost savings from removing lawns and replacing them with non-water consuming materials, along with shrubs and trees that were watered with drip systems on timers, will result in savings of at least \$43,068 per year. Under current Public Housing operating subsidy rules, this savings accrues entirely to HUD after completion of the three-year rolling base period. Cost savings in excess of \$49,757 per year from the elimination of mowing, thatching, aerating, fertilizing, and maintenance of the irrigation system will accrue to RHA. This amounts to a total annual savings to HUD and RHA of \$92,825. This would amount to an 8.62 year payback period.

The funding for these improvements would come from the largest pool of monies, Section 8 HCV funds. To reduce the temporary impact on the HCV program, RHA would fund the xeriscaping work over three program years. This would allow the work to be undertaken and the savings to begin accruing promptly without overly reducing the number of families that RHA can serve in the HCV program. The table below illustrates the impact of this and other MTW proposals on the HCV program. The impact to our overall leasing rate will be minimal in the first program year where we will maintain a lease-up rate of 98.5%. The second program year would yield a 96.46% lease-up rate, the third program year would be at 95.25% and each year thereafter would be as close to 100% utilization of both units and budgeted dollars as possible, though it will take several months to return the held back vouchers to circulation. RHA's current lease-up rate is 99%.

RHA considers the xeriscaping initiative to be an important part of its MTW strategy. RHA will closely monitor the cost savings resulting from this investment.

The MTW budget also includes funding for an MTW Coordinator and for UNR's technical assistance/evaluation role. RHA considers both of these investments critical to the success of our MTW program.

The following table indicates the projected impact of proposed MTW activities on HCV program resources. In addition to showing the impact of the proposed xeriscaping expenses and thus the most important proposed use of single-fund flexibility, it shows the number of vouchers needed in connection with the purchase of 50 vacant units and mobility demonstration (Activities One and Two), commitment of PBV to RHA-owned units for special-needs housing under Activity Three, and the rent reform controlled study under Activity Four. The latter uses are commitments of project-based rather than tenant-based vouchers, but do not reduce voucher utilization.

**Alternative Cost Allocation or Fee for Service Methodology**

Not Applicable

**Use of Single-Fund Flexibility**

In the initial thirty months of MTW, RHA proposes to use \$800,000 of Housing Choice Voucher funds to support turf reduction under MTW. This is dependent on HUD’s budget and the sequestration; if RHA’s funding is limited and RHA cannot issue vouchers, this may be delayed. In subsequent years, RHA plans to take full advantage of single-fund flexibility. The first five years of voucher usage which encompass the pilot programs, the mobility demonstration, and the turf reduction, are shown in the table below. The mobility demonstration will take twenty months due to the limitation of the flow of Neighborhood Stabilization Program 2 program income.

**F. Projected Cash and Reserve Balances January 1, 2013**

<b>Public Housing Cash</b>	
Operating Cash	\$1,812,000
FSS Escrow	50,000
TOTAL	1,862,000
<b>Section 8 HCV</b>	
Net Restricted Assets	\$1,635,000
Net Unrestricted Assets	74,000
FSS Escrow	132,000
TOTAL	1,841,000
<b>COCC</b>	
Other Restricted Cash	\$533,000
Operating Cash	410,000
TOTAL	943,000
<b>Total projected cash and reserve balances</b>	<b>\$4,646,000</b>

## G. Sources and Uses by AMP

Housing Authority of the City of Reno  
July 1, 2013 - June 30, 2014  
Fiscal Year Budget

	Low Rent Mineral Manor	Low Rent Tom Sawyer	Low Rent Silverada	Low Rent Stead	Low Rent Hawk View	Low Rent Essex	Low Rent Myra Birch	Low Rent McGraw	OPERATING SUBSIDY TOTAL
Dwelling rents	\$315,698	\$279,355	\$496,147	\$136,046	\$250,491	\$240,859	\$85,126	\$100,673	\$1,904,395
Nondwelling rents	\$5,100	\$0	\$32,640	\$0	\$0	\$0	\$0	\$0	\$37,740
Grants / Other	\$3,041	\$2,948	\$3,900	\$3,922	\$4,803	\$4,646	\$4,950	\$21	\$28,231
Interest	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$6,000
Operating subsidy	\$381,230	\$171,554	\$247,800	\$266,861	\$266,861	\$381,230	\$152,492	\$38,124	\$1,906,152
<b>Total Revenues</b>	<b>\$705,819</b>	<b>\$454,607</b>	<b>\$781,237</b>	<b>\$407,579</b>	<b>\$522,905</b>	<b>\$627,485</b>	<b>\$243,318</b>	<b>\$139,568</b>	<b>3,882,518</b>
Operating expenses									
Salaries	\$77,400	\$46,571	\$67,438	\$42,071	\$76,260	\$48,068	\$38,830	\$12,416	\$409,054
Administrative	\$29,853	\$17,451	\$22,769	\$12,975	\$18,234	\$21,447	\$11,387	\$7,638	\$141,753
Bookkeeping	\$12,870	\$9,000	\$13,410	\$6,030	\$8,910	\$9,450	\$4,770	\$3,060	\$67,500
Asset Management	\$17,160	\$12,000	\$17,880	\$8,040	\$11,880	\$12,600	\$6,360	\$4,080	\$90,000
Management	\$99,957	\$69,900	\$104,151	\$46,833	\$69,201	\$73,395	\$37,047	\$23,766	\$524,250
<b>Total Operating Expenses</b>	<b>\$237,240</b>	<b>\$154,922</b>	<b>\$225,648</b>	<b>\$115,949</b>	<b>\$184,485</b>	<b>\$164,960</b>	<b>\$98,394</b>	<b>\$50,960</b>	<b>1,232,557</b>
Tenant services	\$1,545	\$3,233	\$3,353	\$3,672	\$1,364	\$2,270	\$4,922	-\$437	\$19,920
Tenant Services Salary	\$13,319	\$0	\$0	\$8,880	\$8,880	\$8,880	\$4,440	\$0	\$44,398
<b>Total Tenant Services</b>	<b>\$14,864</b>	<b>\$3,233</b>	<b>\$3,353</b>	<b>\$12,552</b>	<b>\$10,243</b>	<b>\$11,149</b>	<b>\$9,361</b>	<b>-\$437</b>	<b>64,318</b>
Utilities	\$107,816	\$79,776	\$226,683	\$51,159	\$68,488	\$70,913	\$28,575	\$18,209	\$651,619
Maintenance Salaries	\$97,404	\$58,774	\$62,698	\$57,632	\$67,487	\$92,326	\$64,124	\$56,401	\$556,846
Materials	\$47,015	\$19,877	\$46,812	\$14,667	\$18,714	\$25,323	\$12,120	\$7,758	\$192,285
Contract costs	\$130,600	\$47,566	\$69,007	\$54,109	\$60,354	\$63,571	\$32,208	\$16,320	\$473,735
<b>Total Maintenance</b>	<b>\$275,019</b>	<b>\$126,217</b>	<b>\$178,517</b>	<b>\$126,408</b>	<b>\$146,555</b>	<b>\$181,220</b>	<b>\$108,452</b>	<b>\$80,479</b>	<b>1,222,866</b>
Insurance	\$10,608	\$7,289	\$10,792	\$5,155	\$6,525	\$7,641	\$4,355	\$2,740	\$55,105
PILOT	\$20,788	\$19,958	\$26,946	\$8,489	\$18,200	\$16,995	\$5,655	\$8,246	\$125,278
Employee Benefits Administration	\$38,983	\$24,124	\$38,101	\$22,654	\$37,074	\$25,106	\$20,156	\$6,057	\$212,255
Employee Benefits - Maintenance	\$57,661	\$28,797	\$30,666	\$27,959	\$34,271	\$45,772	\$27,554	\$23,336	\$276,016
Employee Benefits - Tenant Services	\$6,805	\$0	\$0	\$4,537	\$4,537	\$4,537	\$2,268	\$0	\$22,684
Collection losses	\$2,058	\$2,693	\$11	\$8,192	-\$2,022	\$4,061	\$3,402	-\$239	\$18,155
Other - Expenses - Interest	\$200	\$200	\$200	\$200	\$200	\$266	\$200	\$200	\$1,666
<b>Total General Expenses</b>	<b>\$137,103</b>	<b>\$83,060</b>	<b>\$106,716</b>	<b>\$77,185</b>	<b>\$98,785</b>	<b>\$104,377</b>	<b>\$63,590</b>	<b>\$40,341</b>	<b>711,158</b>
Non Routine	0	0	0	0	0	0	0	0	\$0
<b>Total Expenses</b>	<b>\$772,042</b>	<b>\$447,207</b>	<b>\$740,916</b>	<b>\$383,253</b>	<b>\$508,556</b>	<b>\$532,619</b>	<b>\$308,372</b>	<b>\$189,552</b>	<b>\$3,882,518</b>
Estimated (Deficit) or surplus	(\$66,223)	\$7,400	\$40,321	\$24,326	\$14,349	\$94,866	(\$65,054)	(\$49,984)	\$0

Please note: these projections assume relatively stable funding. Depending on HUD's budget and the effects of the sequester, RHA may not be able to achieve all of these goals.

RENO HOUSING AUTHORITY VOUCHER UTILIZATION FOR MOVING TO WORK													
Beginning available vouchers: 2402	Estimated # of tenants leaving the program	Vouchers held for turf reduction funding	Rent reform controlled study		Mobility study		RHA owned/ controlled properties assigned PBVs	Activity 3: RHA-owned properties assigned PBVs	Remaining vouchers for standard operations	Cumulative number of vouchers held for turf reduction funding	Percent lease-up	Amount held back: estimate \$535 per unit month	Ending available units
			Vouchers for MTW Set Rent Pilot (75)	Vouchers for MTW Control Group (75)	Properties purchased using NSP2 sales proceeds, NSP2 rental proceeds, and local funds								
July 2013	25	3	5	6	1	2	1	7	3	99.88%	\$1,605	2399	
August 2013	25	3	6	5	1	0	0	10	6	99.75%	\$3,210	2396	
September 2013	25	3	6	5	1	1	1	8	9	99.63%	\$4,815	2393	
October 2013	25	3	4	5	2	1	0	10	12	99.50%	\$6,420	2390	
November 2013	25	3	5	4	2	1	1	9	15	99.38%	\$8,025	2387	
December 2013	25	3	4	5	2	0	0	11	18	99.25%	\$9,630	2384	
January 2014	25	3	5	4	2	1	1	9	21	99.13%	\$11,235	2381	
February 2014	25	3	4	5	2	1	0	10	24	99.00%	\$12,840	2378	
March 2014	25	3	5	4	2	1	1	9	27	98.88%	\$14,445	2375	
April 2014	25	3	4	5	2	1	0	10	30	98.75%	\$16,050	2372	
May 2014	25	3	5	4	2	1	0	10	33	98.63%	\$17,655	2369	
June 2014	25	3	4	5	2	0	0	11	36	98.50%	\$19,260	2366	
<b>Totals for MTW first year:</b>	<b>300</b>	<b>36</b>	<b>57</b>	<b>57</b>	<b>21</b>	<b>10</b>	<b>5</b>	<b>114</b>	<b>36</b>	<b>99.19%</b>	<b>\$125,190</b>		

**RENO HOUSING AUTHORITY VOUCHER UTILIZATION FOR MOVING TO WORK**

Beginning available vouchers: 2402	Estimated # of tenants leaving the program	Vouchers held for turf reduction funding	Rent reform controlled study		Mobility study		RHA owned/ controlled properties assigned PBVs	Activity 3: RHA-owned properties assigned PBVs	Remaining vouchers for standard operations	Cumulative number of vouchers held for turf reduction funding	Percent lease-up	Amount held back: estimate \$535 per unit month	Ending available units
			Vouchers for MTW Set Rent Pilot (75)	Vouchers for MTW Control Group (75)	Properties purchased using NSP2 sales proceeds, NSP2 rental proceeds, and local funds								
July 2014	25	3	3	3	3	0	1	12	39	98.38%	\$20,865	2363	
August 2014	25	3	4	5	2	0	0	11	42	98.25%	\$22,470	2360	
September 2014	25	3	3	3	1	0	1	14	45	98.13%	\$24,075	2357	
October 2014	25	3	3	3	5	0	1	10	48	98.00%	\$25,680	2354	
November 2014	25	3	3	2	5	0	1	11	51	97.88%	\$27,285	2351	
December 2014	25	4	2	2	5	0	0	12	55	97.71%	\$29,425	2347	
January 2015	25	5	0	0	5	0	1	14	60	97.50%	\$32,100	2342	
February 2015	25	5	0	0	3	0	1	16	65	97.29%	\$34,775	2337	
March 2015	25	5	0	0	0	0	1	19	70	97.09%	\$37,450	2332	
April 2015	25	5	0	0	0	0	1	19	75	96.88%	\$40,125	2327	
May 2015	25	5	0	0	0	0	1	19	80	96.67%	\$42,800	2322	
June 2015	25	5	0	0	0	0	1	19	85	96.46%	\$45,475	2317	
<b>Totals for MTW second year:</b>	<b>300</b>	<b>49</b>	<b>18</b>	<b>18</b>	<b>29</b>	<b>0</b>	<b>10</b>	<b>290</b>	<b>85</b>	<b>97.52%</b>	<b>\$382,525</b>		
<b>Combined years totals (1-2):</b>	<b>600</b>	<b>85</b>	<b>75</b>	<b>75</b>	<b>50</b>	<b>10</b>	<b>15</b>	<b>404</b>			<b>\$507,715</b>		

July 2015	25	5	0	0	0	0	1	19	90	96.25%	\$48,150	2312
August 2015	25	5	0	0	0	0	0	20	95	96.04%	\$50,825	2307
September 2015	25	5	0	0	0	0	1	19	100	95.84%	\$53,500	2302
October 2015	25	5	0	0	0	0	0	20	105	95.63%	\$56,175	2297
November 2015	25	5	0	0	0	0	1	19	110	95.42%	\$58,850	2292
December 2015	25	4	0	0	0	0	0	21	114	95.25%	\$60,990	2288
January 2016	25	0	0	0	0	0	1	24	0	95.25%	\$0	2288
February 2016	25	0	0	0	0	0	0	25	0	95.25%	\$0	2288
March 2016	25	0	0	0	0	0	1	42	0	96.00%	\$0	2306
April 2016	25	0	0	0	0	0	0	43	0	96.75%	\$0	2324
May 2016	25	0	0	0	0	0	0	43	0	97.50%	\$0	2342
June 2016	25	0	0	0	0	0	0	43	0	98.25%	\$0	2360
<b>Totals for MTW third year:</b>	<b>300</b>	<b>29</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>338</b>	<b>114</b>	<b>96.12%</b>	<b>\$328,490</b>	
<b>Combined years totals (1-3):</b>	<b>900</b>	<b>114</b>	<b>75</b>	<b>75</b>	<b>50</b>	<b>10</b>	<b>20</b>	<b>742</b>			<b>\$836,205</b>	

**RENO HOUSING AUTHORITY VOUCHER UTILIZATION FOR MOVING TO WORK**

Beginning available vouchers: 2402	Estimated # of tenants leaving the program	Vouchers held for turf reduction funding	Rent reform controlled study		Mobility study		RHA owned/ controlled properties assigned PBVs	Activity 3: RHA-owned properties assigned PBVs	Remaining vouchers for standard operations	Cumulative number of vouchers held for turf reduction funding	Percent lease-up	Amount held back: estimate \$535 per unit month	Ending available units
			Vouchers for MTW Set Rent Pilot (75)	Vouchers for MTW Control Group (75)	Properties purchased using NSP2 sales proceeds, NSP2 rental proceeds, and local funds								
July 2016	25	0	0	0	0	0	0	43	0	99.00%	\$0	2378	
August 2016	25	0	0	0	0	0	0	43	0	99.75%	\$0	2396	
September 2016	25	0	0	0	0	0	0	31	0	100.00%	\$0	2402	
October 2016	25	0	0	0	0	0	0	25	0	100.00%	\$0	2402	
November 2016	25	0	0	0	0	0	0	25	0	100.00%	\$0	2402	
December 2016	25	0	0	0	0	0	0	25	0	100.00%	\$0	2402	
January 2017	25	0	0	0	0	0	0	25	0	100.00%	\$0	2402	
February 2017	25	0	0	0	0	0	0	25	0	100.00%	\$0	2402	
March 2017	25	0	0	0	0	0	0	25	0	100.00%	\$0	2402	
April 2017	25	0	0	0	0	0	0	25	0	100.00%	\$0	2402	
May 2017	25	0	0	0	0	0	0	25	0	100.00%	\$0	2402	
June 2017	25	0	0	0	0	0	0	25	0	100.00%	\$0	2402	
<b>Totals for MTW fourth year:</b>	<b>300</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1422</b>	<b>0</b>	<b>99.90%</b>	<b>\$0</b>		
<b>Combined years totals (1-4):</b>	<b>1200</b>	<b>114</b>	<b>75</b>	<b>75</b>	<b>50</b>	<b>10</b>	<b>20</b>	<b>2164</b>			<b>\$836,205</b>		

This spreadsheet shows voucher uses under Moving to Work (MTW) over the course of four years. During the first three MTW years, RHA will utilize Housing Choice Voucher (HCV) funds using MTW's combined funding to complete water-saving landscaping renovations on Public Housing properties. RHA was careful, however, to spread out the use of HCV funding so at no point will the voucher utilization rate fall below 95%. In fact, it does not even drop below 97% until the end of the second year. The 114 vouchers that are added back in will take approximately six months to be fully utilized again. This money is accounted for in the "Vouchers held for turf reduction funds" column.

The pilot program and control group will have fully utilized their portion of vouchers by the end of the second year. The properties purchased using NSP2 sales and rental proceeds in addition to local funds will be used for the mobility study; these will take twenty months to fully use the planned 50 Project-Based Vouchers (PBVs).

RHA-owned properties assigned PBVs will be used to assist local nonprofits in housing homeless individuals and others with urgent housing needs.

## **Section VIII. Administrative**

- A) Resolution signed by the Board of Commissioners, or other authorized PHA official

Please see Attachments 23 and 24 for the Certificate of Compliance and for Resolution 12-06-01:

A RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) TO PARTICIPATE IN THE MOVING TO WORK (MTW) DEMONSTRATION PROGRAM, INCLUDING THE FIRST ANNUAL PLAN; AND APPROVE THE PLAN AND SPECIFICALLY THE RENT POLICIES DESCRIBED WITHIN THE PLAN; AND APPROVE THE ADOPTION AND IMPLEMENTATION OF THE PROVISIONS INCLUDED IN THE RESOLUTION AND THE ATTACHMENTS

- B) Description of any planned or ongoing Agency-directed evaluations of the demonstration, if applicable.

The Housing Authority of the City of Reno (RHA) proposes to partner with the University of Nevada at Reno's Center for Regional Studies (UNR) to design evaluation criteria for RHA's MTW program. UNR has provided assistance to RHA for the past two years in evaluating the Neighborhood Stabilization Program 2 grant and its impact on the local community. Specifically, UNR creates a quarterly report which tracks the changes in foreclosure rates, active listings, distressed listings, bank-owned homes, and single family sales for the county as a whole and for the NSP2 target areas. With this ongoing relationship, it will be an easy transition to the MTW program.

The mobility component and the rent reform programs will be the most significant focus of the independent evaluation with tracking of each MTW tenant over the course of the demonstration. UNR will also assist RHA staff in developing evaluations for each program activity including program goals, costs and cost savings.

**END OF PROPOSED MTW PLAN**

## D. Evidence of Community Support and Involvement

### 1. Evidence (in the form of sign-in sheets, comments received, notices, etc.) that the PHA has provided community and PHA resident participation in developing its MTW application, including a public hearing.

For several years, achieving Moving to Work designation has been a goal included in RHA's Agency plan and endorsed by both staff and the Resident Advisory Board. Once it was decided that RHA would submit an application under Notice PIH-2012-16 for the Moving to Work Demonstration Program, key staff began researching what obtaining this designation would involve and how it would ultimately impact our local community.

On March 16, a meeting involving most of RHA's staff was held. This meeting served as a brainstorming session to discuss the potential plan activities and the affect the activities would have not only on staff, but the clients we serve. From that date forward, meetings were conducted weekly with key staff to develop RHA's Moving to Work Plan. As the MTW plan evolved, it was posted to our website to be available to the public. Invitations providing background and RHA's goals under MTW were sent to residents. A public notice was posted in the local newspaper and on the website providing the date, time and place for the public hearing and who to contact for more information.

Between March 19 and June 19, numerous meetings were held with RHA's Resident Advisory Board, Resident Councils, Board of Commissioners, community partners, and key staff, including Directors, FSS Coordinators, Asset Management, Section 8 and Resident Services.

The following table details the timeline of the meetings:

<b>Date</b>	<b>Meeting</b>	<b>Discussion</b>
01/16/12	Resident Advisory Board	The Resident Advisory Board (RAB) consists of 16 residents, eight from Public Housing and eight from Section 8. This was their regular meeting on RHA's Annual Plan, but MTW was discussed. The RAB recommended that RHA seek to obtain Moving to Work status if it became available.
03/01/12	Hawk View Apartments Resident Council	RHA's Plan to apply for MTW status was discussed at each Resident Council meeting in March.
03/06/12	Stead Manor Resident Council	
03/07/12	Tom Sawyer Village Resident Council	
03/08/12	John McGraw Court Resident Council	
03/08/12	Myra Birch Resident Council	
03/13/12	Silverada Manor Resident Council	
03/13/12	Essex Manor Resident Council	
03/14/12	Mineral Manor Resident Council	
03/16/12	RHA Staff meeting	Most of RHA's staff met and had a brainstorming session regarding proposed MTW activities
03/19/12	Resident Advisory Board	Staff met with the RAB to review the final draft of the Annual Plan and to announce RHA's plan to move forward and apply for MTW status. An initial list of ideas was reviewed and the RAB

		was asked for input. A date was set to formalize the discussion of the MTW application and the proposed activities.
03/20/12	RHA's Board of Commissioners	MTW was discussed during meeting.
03/22/12	Public Hearing on RHA's Annual Plan	Meeting included a discussion on RHA's MTW proposed activities.
04/02/12 & 04/26/12	Children's Cabinet	Discussed MTW with Shannon Sprout.
04/02/12	Financial Guidance Center	Discussed MTW with Jill Perry; received letter of support.
04/09/12	Healthy Families Foundation	Discussed MTW with Patrice Goodrich; received letter of support.
04/10/12	Charles Schwab Bank	Discussed MTW with Nancy Brown; received letter of support.
04/03/12	Stead Manor Resident Council	MTW was placed on the agendas for all Resident Council meetings in April and the agendas were sent to every household in advance. At each meeting, a copy of the proposed activities was distributed and extra copies were given to the on-site managers to distribute to anyone who requested a copy. There was discussion at each meeting especially regarding the Mobility study. There was specific support for biennial recertifications.
04/04/12	Tom Sawyer Village Resident Council	
04/05/12	Hawk View Apartments Resident Council	
04/10/12	Silverada Manor Resident Council	
04/10/12	Essex Manor Resident Council	
04/11/12	Mineral Manor Resident Council	
04/12/12	John McGraw Court Resident Council	
04/12/12	Myra Birch Resident Council	
04/16/12	Resident Advisory Board	The RAB was mailed the MTW application packet on April 5 to review prior to this meeting. Proposed activities were reviewed, questions from the residents were answered and input from the members was received.
04/18/12	Women & Children's Center of the Sierra	Discussed MTW with Vivienne French; received letter of support.
04/20/12	TMCC Re-Entry Center	Discussed MTW with Sidney Sullivan; received letter of support.
04/23/12	TMCC – Counseling Center	Discussed MTW with Dr. John Coles.
04/24/12	RHA's Board of Commissioners	An update on RHA's MTW application and plan was presented.
04/26/12	FSS Program Coordinating Committee (PCC)	Twenty-two PCC members attended this meeting and were able to ask questions about the various components of the MTW plan. The list of participants is attached.
04/26/12	Washoe County Children's Services	Discussed MTW with Pat Wilson.
04/26/12	Accept	Discussed MTW with Gwen Taylor.
04/26/12	City of Reno	Discussed MTW with Jodi Royal-Goodwin.
04/26/12	Applied Staffing Solutions	Discussed MTW with Susan Fix.
04/26/12	Nevada Career Information System	Discussed MTW with Kelly Smith.
04/26/12	Nevada Job Connect	Discussed MTW with Michelle Dixon and Susan Smith.
05/01/12	Stead Manor Resident Council	RHA's Moving to Work application was discussed at each of the May

05/02/12	Tom Sawyer Village Resident Council	Resident Council meetings and the proposed plan was distributed.
05/02/12	Reno HUD Field Office Congressional Briefing	Eighteen community members participated in the Congressional Briefing where RHA's MTW plan was discussed. The list of participants is attached.
05/03/12	Community Services Agency	Discussed MTW with Lynn Houghton.
05/03/12	Family Resource Center-Family to Family Connection	Discussed MTW with Alana Fitzgerald.
05/07/12	CAAW - Committee to Aid Abused Women	Discussed MTW with Donna Moser.
05/03/12	Hawk View Apartments Resident Council	RHA's Moving to Work application was discussed at each of the May Resident Council meetings and the proposed plan was distributed.
05/08/12	Silverada Manor Resident Council	
05/08/12	Essex Manor Resident Council	
05/09/12	Mineral Manor Resident Council	
05/10/12	McGraw Court Resident Council	
05/10/12	Myra Birch Resident Council	
05/08/12	Washoe High Adult Education	Discussed MTW with Barbara Stephano; they would like to partner with RHA.
05/08/12	JOIN Inc.	Discussed MTW with Candy Nolte; they would like to partner with RHA.
05/08/12	Nevada State Welfare Department	Discussed MTW with Don Kamka and Ralph Cardona.
05/08/12	Northern Nevada Literacy Council	Discussed MTW with Vicki Newell; they would like to partner with RHA.
05/23/12	Reno City Council meeting	Resolution supporting RHA's MTW plan was reviewed and approved.
05/31/12	Public Hearing on MTW plan	RHA Board members, staff, and residents met to go over the MTW plan and discuss its implications. The comments we supportive.
06/05/12	Stead Manor Resident Council	Staff discussed details of the draft of the Moving to Work (MTW) demonstration program application and reviewed the process. A list or proposed ideas for the MTW application was distributed and staff answered questions regarding each of the activities being considered. Ideas and suggestions from attendees were discussed.
06/06/12	Tom Sawyer Village Resident Council	
06/07/12	Hawk View Apartments Resident Council	
06/12/12	Silverada Manor Resident Council	
06/12/12	Essex Manor Resident Council	
06/13/12	Mineral Manor Resident Council	
06/14/12	McGraw Court Resident Council	
06/14/12	Myra Birch Manor Resident Council	
06/07/12	FSS Program Coordinating Committee (PCC)	15 PCC members attended this meeting and were able to ask questions about the various components of the MTW plan. Copies of the full plan were available for those who requested one.
06/15/12	Meeting with UNR Center for Regional Studies	Discussed MTW metrics and tracking with Brian Bonnenfant and Kimberly Rollins.
06/19/12	RHA's Board of Commissioners	Board of Commissioners approved RHA's MTW plan and the Certificate of Compliance.

**1. Board resolution approving the MTW application and adopting the Annual MTW Plan Certifications of Compliance.**

Please see Attachments 23 and 24 for the Certificate of Compliance and for Resolution 12-06-01:

A RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) TO PARTICIPATE IN THE MOVING TO WORK (MTW) DEMONSTRATION PROGRAM, INCLUDING THE FIRST ANNUAL PLAN; AND APPROVE THE PLAN AND SPECIFICALLY THE RENT POLICIES DESCRIBED WITHIN THE PLAN; AND APPROVE THE ADOPTION AND IMPLEMENTATION OF THE PROVISIONS INCLUDED IN THE RESOLUTION AND THE ATTACHMENTS

**2. Description of any significant partnerships between the PHA and other public agencies or private nonprofit or for-profit entities (particularly local welfare offices and local providers of job training and related services) and any partnerships that link the provision of housing to transportation, energy, recreation, public health services and education providers. The applicant should clearly explain how such partnerships will help to achieve the objectives of the PHA’s demonstration and the Department’s cross-cutting policy priority of sustainability, based upon HUD’s 2010-2015 Strategic Plan.**

RHA’s MTW plan is completely consistent with and supportive of three of the five goals of HUD’s 2010-2015 Strategic Plan. The strengthening of the housing market is addressed with our proposed purchase and rental of 50 foreclosed or vacant single-family homes, duplexes, and condominiums. The need for quality affordable rental homes is directly addressed with our proposed use of project-based vouchers on these and other properties enabling low-income families to rent quality homes on an affordable basis. Similarly, we have established a wide variety of partnerships to target resources for new and existing tenants to help them reach self-sufficiency.

RHA’s partnerships address the myriad needs of RHA’s residents including education, health services, energy assistance, job training, transportation, and financial knowledge. These services improve economic opportunity through education and increased contacts in the community, assist with transportation needs, improve health, and help give RHA participants more ability to move to neighborhoods with better schools.

RHA has longstanding partnerships with many local organizations that provide a multitude of services to RHA residents. All of these services will be expanded and offered to MTW participants, including the Public Housing Community Service participants, participants in the rent reform controlled study groups, the project-based voucher participants in the nonprofit programs, and participants of the Mobility Study.

### **Job Training**

Case management and referrals to RHA’s partnering agencies will be essential for all MTW clients pursuing self-sufficiency. MTW clients will be assessed in order to better provide individualized case management. Clients who are currently receiving cash assistance from the State of Nevada may be eligible for the Community Work Experience Program services available through the **Nevada State Welfare Department**. Through this program, a client who is currently receiving cash assistance could be placed as a community service volunteer at the Housing Authority or at various other agencies in order to obtain marketable work skills. Our partnership with **Job Opportunities in Nevada (JOIN)** will assist an MTW client attempting to return to the work force with the following job search skills: cover letters, resume development, interview preparation, communication skills, and meeting the challenges of today’s job market. RHA also partners with the local chapter of **Soroptimists International** by selecting residents to attend an annual Soroptimist community event called “Women Returning to Work.” The event includes workshops on interviewing skills, resume development, and mock interview sessions. Each participant is paired with a Soroptimist member mentor for 90 days after the event. The mentor works actively with the participant to help, support and encourage her in finding employment.

## Education

For a client pursuing formal education, assistance with the Free Application for Federal Student Aid applications, career exploration, and development of individualized goals is available through RHA's partnership with the **Truckee Meadow Community College (TMCC) Re-Entry Center**. Dr. John Coles, a counselor at TMCC, provides free stress management workshops to RHA residents.

A unique partner for the FSS program is **Healthy Families Foundation**. This agency was created to provide scholarships exclusively to RHA's FSS participants who are single parents attending school full time. Eligible candidates are awarded scholarships consisting of monthly stipends to help them with their living expenses while they are attending college or trade schools. This opportunity will be extended to MTW participants.

**The Women & Children's Center of the Sierra (WACCS)** and the **Northern Nevada Diaper Bank** provide classes for single mothers including English as a Second Language classes, General Educational Development (GED) classes, and parent support workshops on discipline and finances. WACCS will be partnering with RHA's participants through their program *Getting Ahead*, a 12 week anti-poverty program. All participants are eligible to receive free diapers. **Washoe High School's** Adult Education, a non-profit agency, is partnering with RHA as an official GED testing center. It offers support and instruction for students working towards earning their Adult Diploma or GED credential.

## Education - Financial

Two of RHA's most significant partnerships are with agencies that address the financial barriers that most of RHA's residents face in achieving self-sufficiency. For over 15 years, the **Financial Guidance Center (FGC)** has provided free services to all FSS participants through financial management workshops offered twice a year and has also provided individual credit counseling sessions. Workshops focus on budgeting, credit building, and credit repair. In addition to attending workshops, many participants schedule private counseling sessions with FGC staff; these sessions help participants reduce their debt and increase their credit scores. The free personalized services that are available include financial counseling, debt management planning, down payment assistance for first-time home buyers, re-establishment of affordable checking or savings accounts, and credit report reviews. All participants who are preparing for homeownership are required to attend FGC's first time home buyer seminar, an 8-hour workshop that prepares individuals for facing the diverse challenges that homeownership can present. Commencing in 2012, FGC is committing to offering their new Lending Circles program to MTW participants. Benefits of this exciting program include the following: increases in financial knowledge and savings, secure ways to manage money, access to a no-fee 0% interest loan, and an average increase of 30 points in individual credit scores.

For many years, **Charles Schwab Bank** has provided up to \$15,000 in Individual Development and Empowerment Account matching funds for FSS escrow accounts. In addition, they are supporting "Asset Learning Clusters," an innovative Financial Stability Partnership project of United Way in which RHA's FSS program and nine other agencies have been selected to participate. According to Charles Schwab, it has been proven that families that acquire and preserve assets are more likely to break the cycle of poverty. With this program, Charles Schwab commits to work with MTW families. RHA will receive a \$1,000 grant to support organizational capacity building. This program commits to help with improving credit scores, avoiding predatory lenders and retailers, utilizing free tax preparation and accessing tax credits, banking with mainstream financial institutions, budgeting, and savings plans.

## **Energy**

The Homeless Prevention and Rapid Re-housing Program of the **City of Reno** provides temporary rent or utility assistance to families who are currently housed but are at risk of becoming homeless and require temporary rent or utility deposits or payments. The **Family Resource Centers of the Washoe County School District** provide support with a variety of social services including helping individuals complete welfare and energy assistance program applications. They also provide help with family counseling and utility assistance through referrals to NV Energy's Special Assistance Fund for Energy program when funding is available.

## **Public Health Services**

**Downey Clinic** at the University of Nevada, Reno provides counseling services to RHA's residents on a sliding fee scale. **Health Access Washoe County Community Health Center** provides medical and dental services on a sliding fee scale as well. **Northern Nevada Dental Health Program** offers free to sliding fee scale dental services.

## **Recreation**

The **Boys and Girls Club's** partnership with RHA provides scholarships for after-school and summer programs that include arts and crafts, musical instruments, sports activities, and summer camps. They also provide children the opportunity to work with software to create their own interactive video gaming experience.

**Junior Ski** is a youth program created 15 years ago through a partnership comprised of RHA, **Bobo's Mogul Mouse**, and **Sky Tavern Ski Resort**. For over 60 years, Sky Tavern has provided professional ski and snowboard instruction for youth in the community. Bobo's holds fundraisers throughout the year to provide equipment and scholarships to the children of RHA residents. Our youth would not have the resources to experience these winter sports without the generous support of these local businesses. Last year 25 youth participated in the Junior Ski program. Bobo's is willing to increase the number of youth they support to 50 to include children from the MTW demonstration programs.

## **Transportation**

Transportation is an ongoing barrier to many of RHA's residents working towards self-sufficiency. Currently we have identified several agencies in the community who will provide bus passes on a limited basis to RHA's clients if the clients meet that agency's criteria. We continue to explore different avenues in the community to overcome transportation barriers.

### **3. Description of how the Public Housing Agency intends to leverage funding and other in-kind resources in the implementation of its MTW program.**

Up to \$7.6 million in NSP2 program income and \$1 million in RHA funding or loans are committed for the purchase of up to 50 single-family homes, duplexes, and condos in low-poverty areas that will be project-based to enhance mobility options for Public Housing residents. This will total up to \$8.6 million over the six year period.

RHA will also be receiving in-kind assistance in the form of supportive services from a variety of sources as listed in the previous section. Specifically in the first year, the Committee to Aid Abused Women will be providing supportive services for their clients who will be living in RHA project-based units; FGC and TMCC will be assisting with education and counseling; the Welfare Department and JOIN will be helping participants find jobs and work experience; Charles Schwab bank will continue to assist participants with escrow accounts and financial literacy; and public health, recreation, and transportation assistance will also be available.

**4. Description of how the MTW Plan, PHA Plan, and any amendments to the PHA Plan are consistent with the applicable Consolidated Plan(s) and a Certificate of Consistency showing that such plans or amendments have been determined by the appropriate jurisdiction(s) to be consistent with the applicable Consolidated Plan(s).**

RHA certifies that all activities it has proposed to implement through the Moving to Work demonstration program are consistent with the most current Consolidated Plan of the Washoe County HOME Consortium and would further fair housing choices and work to remove impediments to fair housing as detailed in the 2008 Analysis of Impediments to Fair Housing Choice for the City of Reno, City of Sparks and Washoe County.

Jodi Royal-Goodwin, Housing and Neighborhood Redevelopment Administrator at the City of Reno, lead agency for the Washoe County HOME Consortium, has reviewed RHA's MTW plan and provided a letter stating that the MTW application is "consistent with the Consolidated Plan as it improves housing opportunities for low- and moderate-income (LMI) individuals and households as well as provides incentives to improve their employment and income conditions." Additionally, she says that "[t]argeting long-term Public Housing families with good rental histories to occupy these homes will open housing opportunities that are presently non-existent strengthening fair housing and creating mixed income neighborhoods that benefit lower income residents in so many social and economic ways."

## E. Additional Information Regarding Implementation of MTW Plan

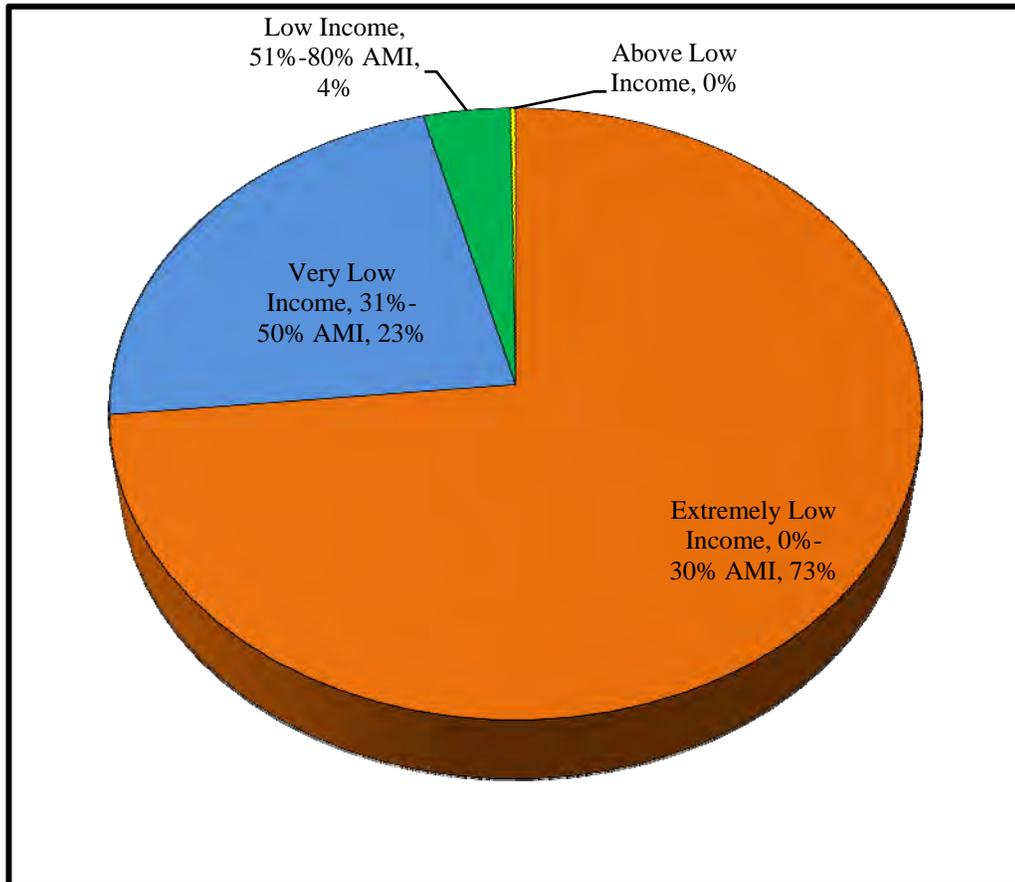
### 1. Demographic information, including income levels of families currently assisted by the PHA (in both the Public Housing and HCV programs) and of families to be assisted by the PHA under the proposed MTW Plan.

The following table and charts show current resident and participant demographics as of April 2012. RHA intends to continue to house and assist the same demographic mix under MTW.

	Public Housing		Housing Choice Vouchers	
<b>Total Number of Households</b>	748	100%	2470	100%
<b>Distribution by Income Level</b>				
Extremely Low Income	531	71%	1832	74%
Very Low Income	172	23%	554	22%
Low Income	41	5%	81	3%
Above Low Income	4	0%	3	0%
<b>Distribution by Bedroom Size</b>				
0 Bedrooms	45	6%	98	4%
1 Bedroom	183	24%	920	37%
2 Bedrooms	404	54%	831	33%
3 Bedrooms	102	14%	459	19%
4 Bedrooms	14	2%	129	5%
5 Bedrooms	N/A	N/A	3	0%
<b>Distribution by Family Type</b>				
Elderly Disabled	113	15%	436	18%
Elderly Non-Disabled	258	34%	375	15%
Non-Elderly Disabled	161	22%	779	32%
Non-Elderly Non-Disabled	329	44%	850	34%
<b>Distribution by Race of Head of Household</b>				
White	637	85%	2031	82%
Black/African American	47	6%	314	13%
American Indian or Alaska Native	22	3%	44	2%
Asian	37	5%	72	3%
Native Hawaiian/Other Pacific Islander	5	0%	9	0%
<b>Distribution by Ethnicity of Head of Household</b>				
Hispanic or Latino	217	29%	425	17%
Not Hispanic or Latino	531	71%	2045	83%

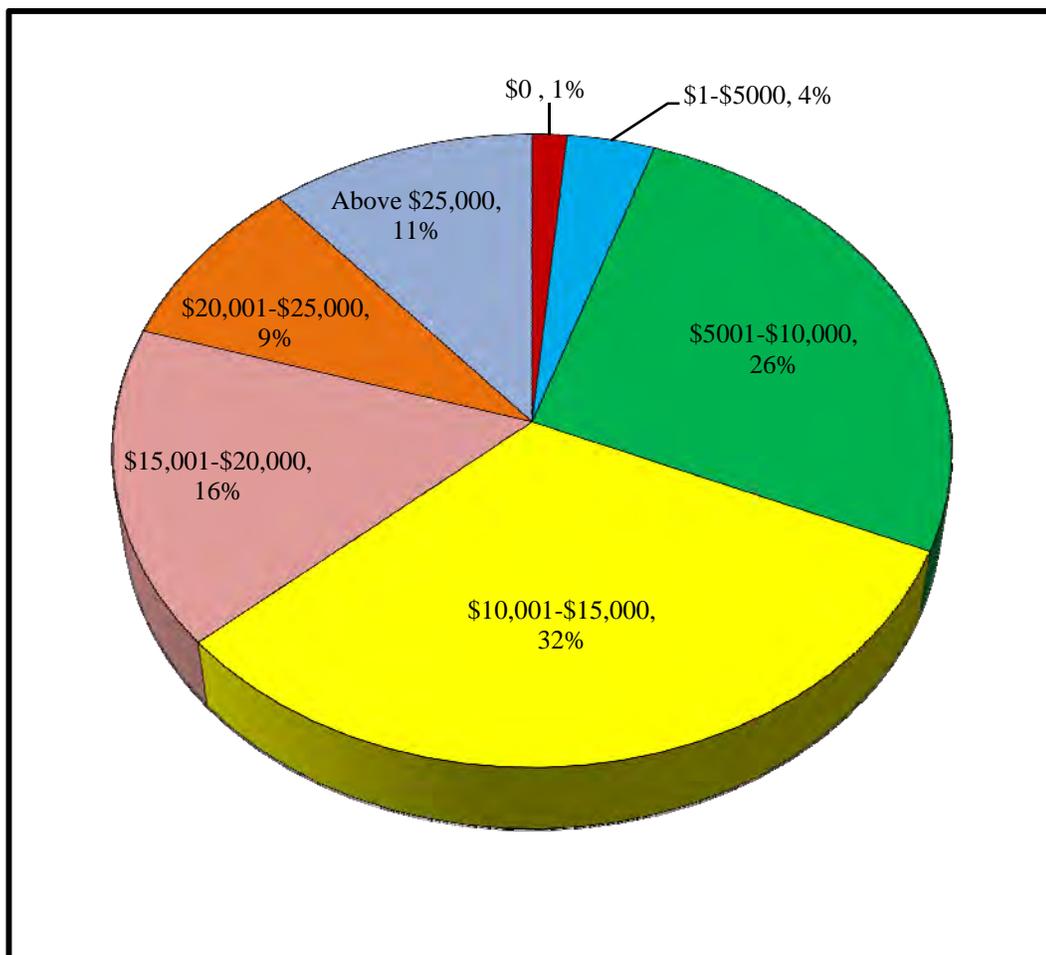
### Average Annual Income by Income Level

Income level	Combined	Percentage	Public Housing only	Housing Choice Voucher Only
Extremely Low Income, 0%-30% AMI	2363	73%	531	1832
Very Low Income, 31%-50% AMI	726	23%	172	554
Low Income, 51%-80% AMI	122	4%	41	81
Above Low Income	7	0%	4	3



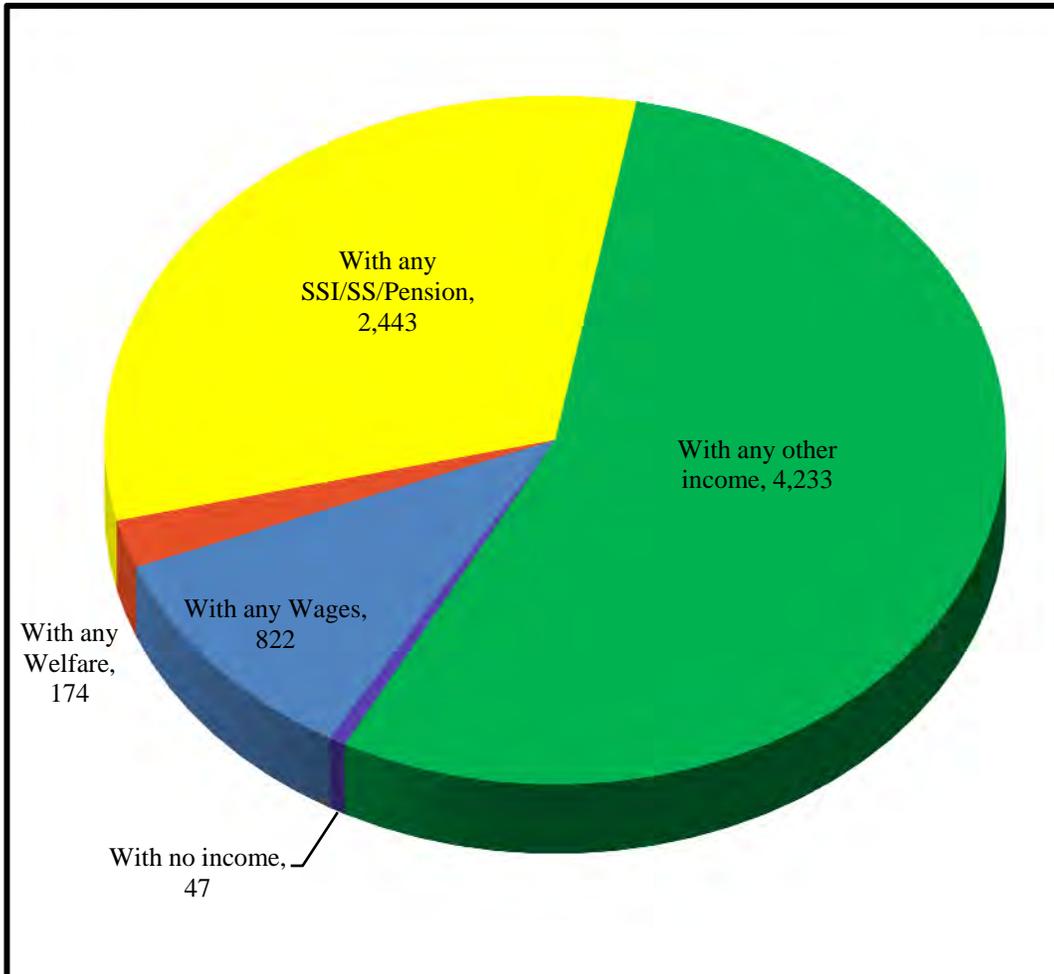
### Average Annual Income by Dollar Amount

Income level	Combined	Percentage	Public Housing only	Housing Choice Voucher Only
\$0	47	1%	11	36
\$1-\$5000	119	4%	32	87
\$5001-\$10,000	848	26%	177	671
\$10,001-\$15,000	1030	32%	228	802
\$15,001-\$20,000	524	16%	121	403
\$20,001-\$25,000	289	9%	82	207
Above \$25,000	361	11%	97	264



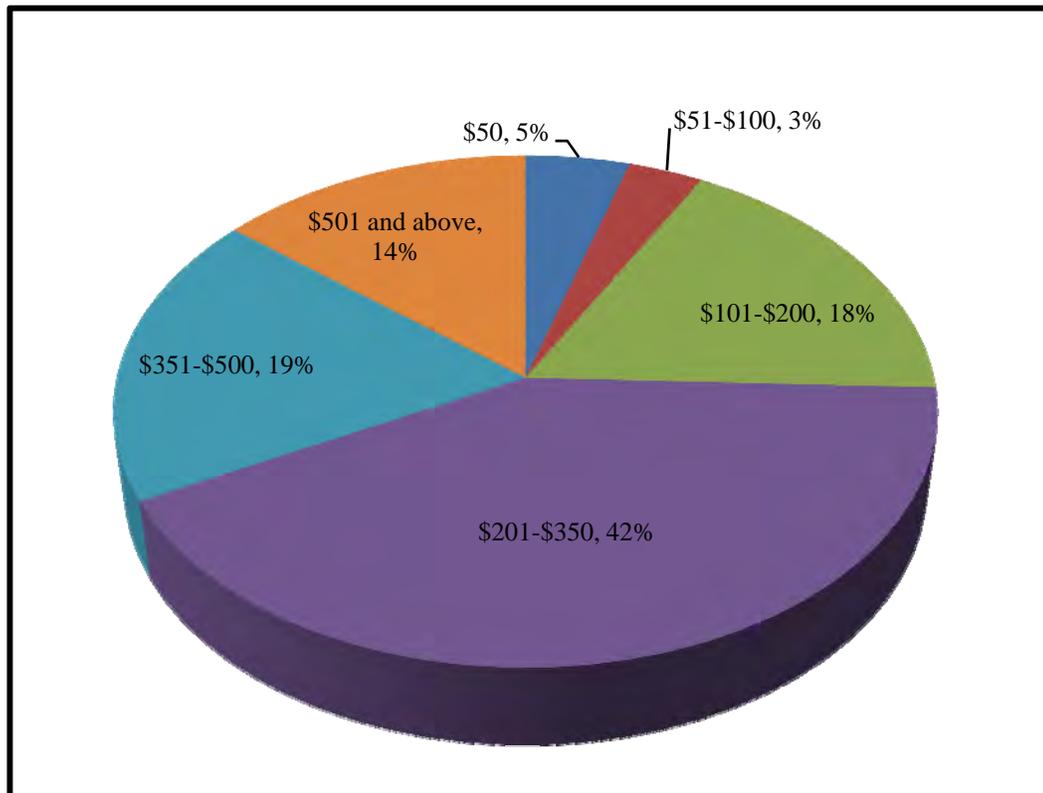
**Distribution of Income by Income Source**  
**\*\*Some families have multiple sources of income\*\***

<b>Income source</b>	<b>Combined</b>	<b>Public Housing only</b>	<b>Housing Choice Voucher only</b>
With any Wages	822	237	585
With any Welfare	174	63	111
With any SSI/SS/Pension	2,443	545	1898
With any other income	4,233	853	3380
With no income	47	11	36



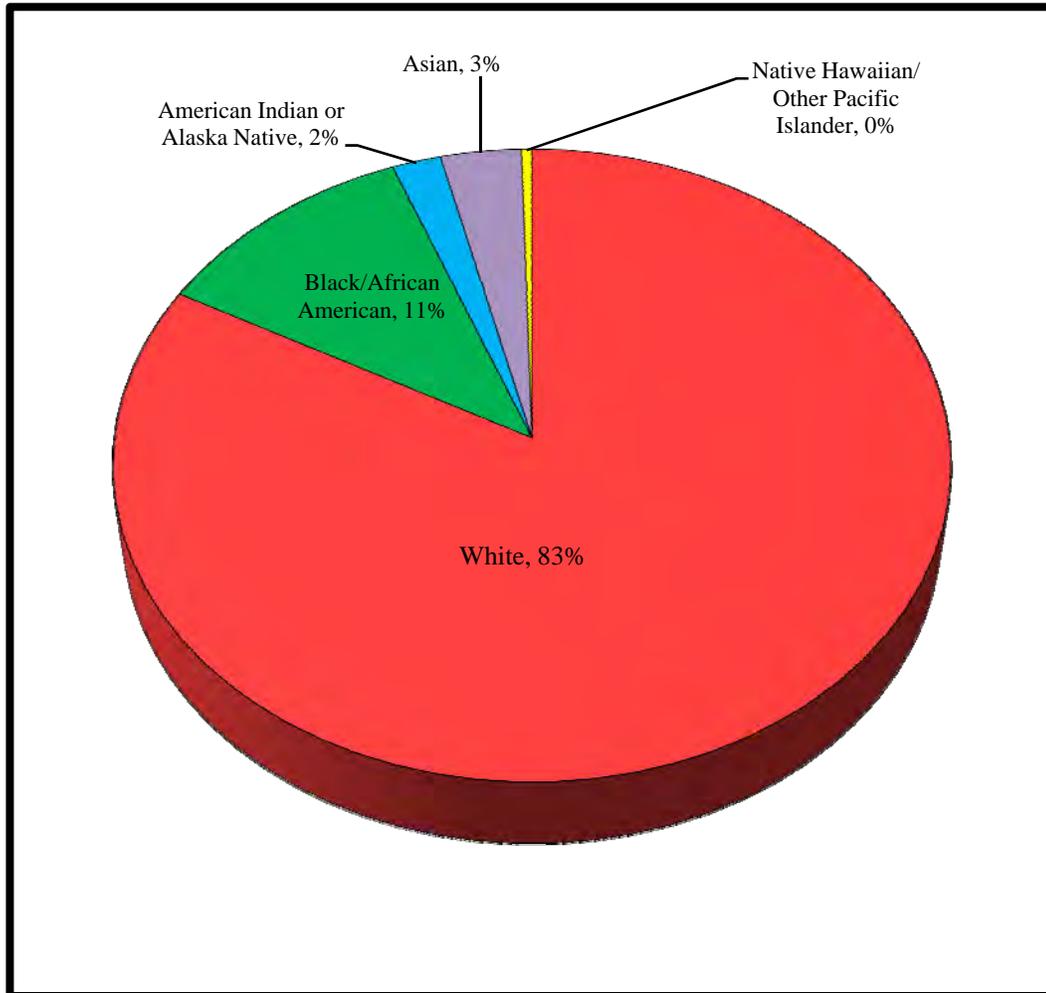
### Distribution of Total Tenant Payments

Tenant payment amount	Combined		Public Housing only		Housing Choice Voucher Only	
	Count	Percent	Count	Percent	Count	Percent
\$50 (RHA minimum rent is \$50)	148	5%	5	1%	143	6%
\$51-\$100	106	3%	3	0%	103	4%
\$101-\$200	561	18%	175	23%	386	16%
\$201-\$350	1329	42%	275	37%	1054	43%
\$351-\$500	591	19%	145	19%	446	18%
\$501 and above	447	14%	145	19%	302	12%



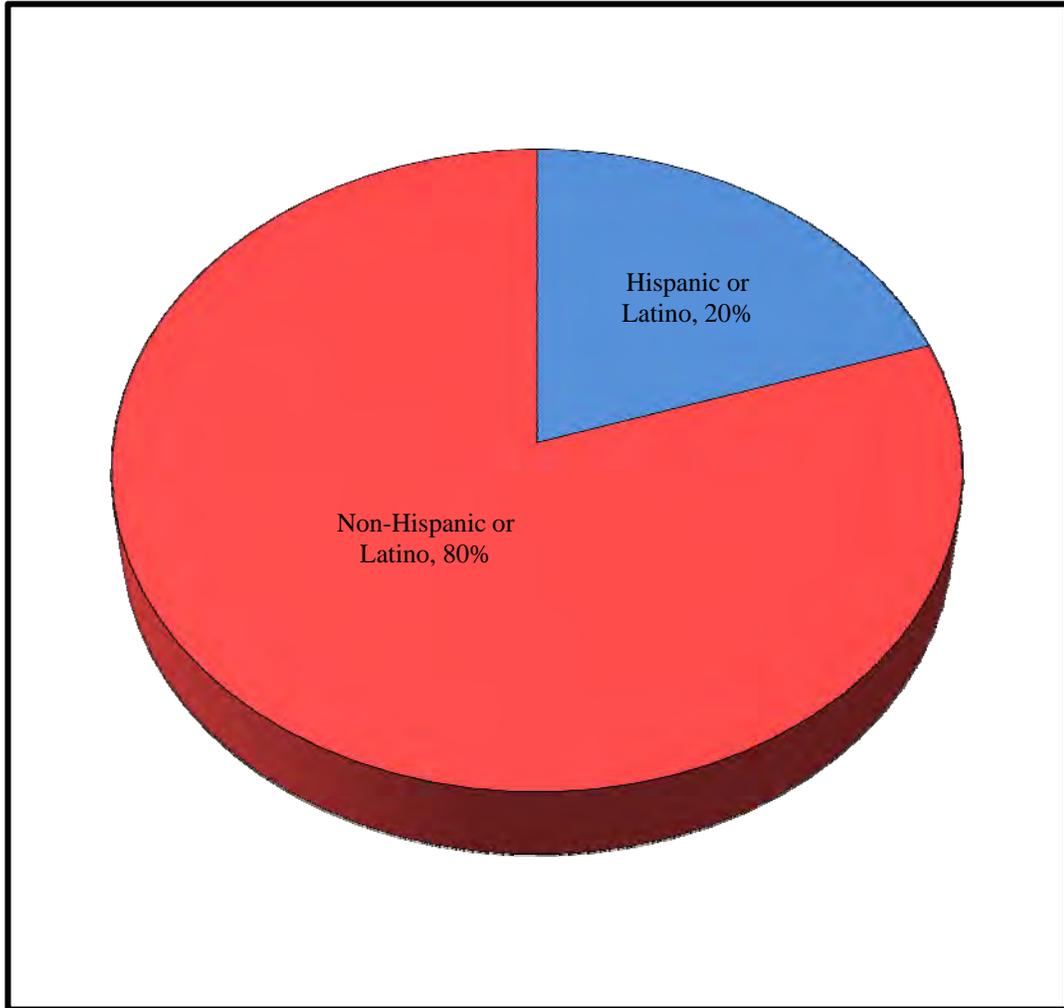
### Distribution by Head of Household's Race

Race	Combined	Percentage	Public Housing only	Housing Choice Voucher Only
White	2668	83%	637	2031
Black/African American	361	11%	47	314
American Indian or Alaska Native	66	2%	22	44
Asian	109	3%	37	72
Native Hawaiian/Other Pacific Islander	14	0%	5	9



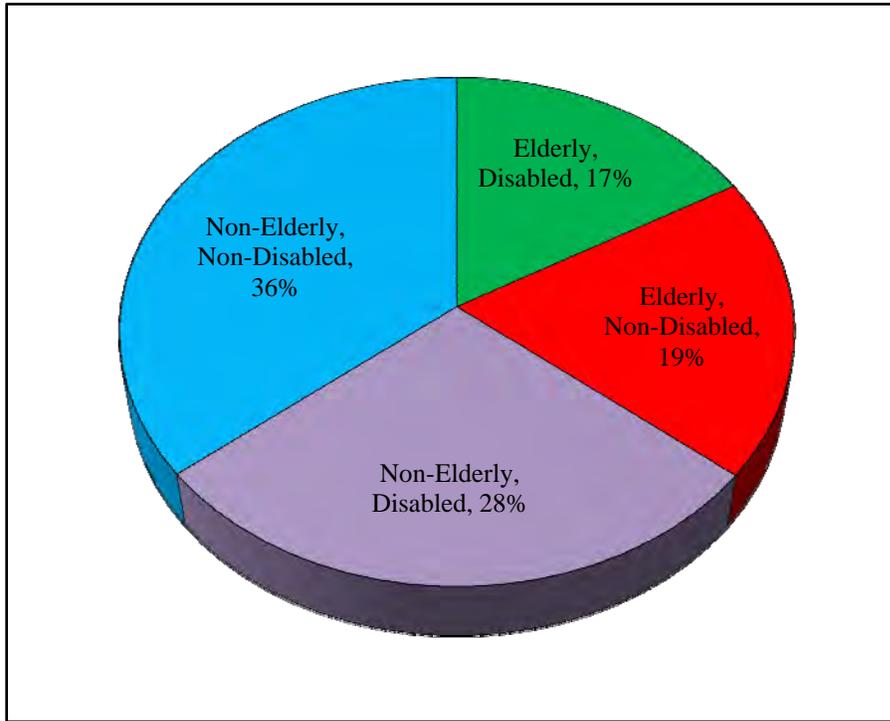
**Distribution by Head of Household's Ethnicity**

<b>Ethnicity</b>	<b>Combined</b>	<b>Percentage</b>	<b>Public Housing only</b>	<b>Housing Choice Voucher Only</b>
Hispanic or Latino	642	20%	217	425
Non-Hispanic or Latino	2576	80%	531	2045



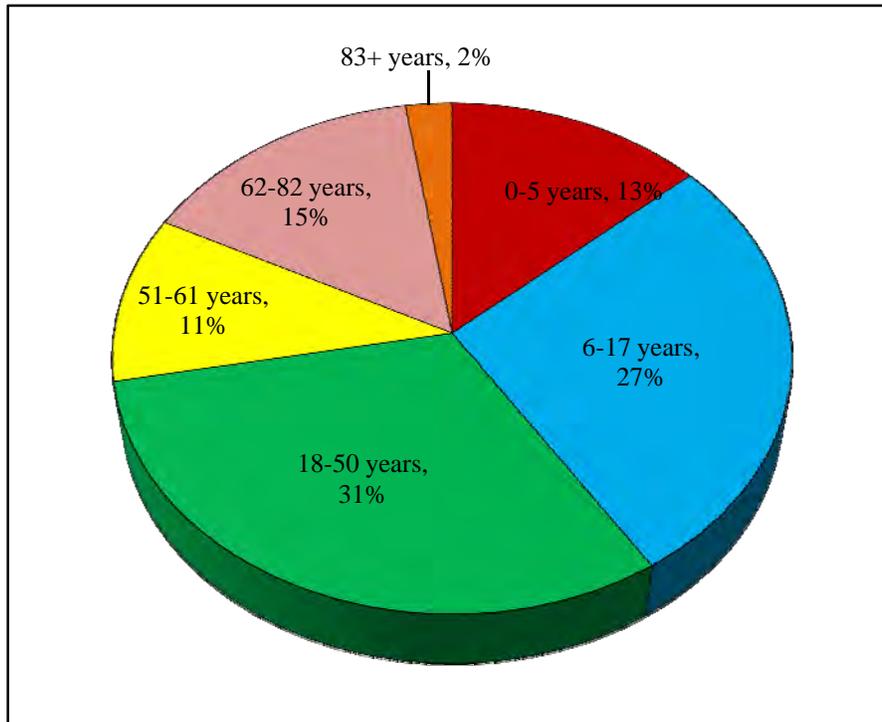
**Distribution by Family Type**

<b>Family Type</b>	<b>Combined</b>	<b>Percentage</b>	<b>Public Housing only</b>	<b>Housing Choice Voucher Only</b>
Elderly, Disabled	549	17%	113	436
Elderly, Non-Disabled	633	19%	258	375
Non-Elderly, Disabled	940	28%	161	779
Non-Elderly, Non-Disabled	1179	36%	329	850



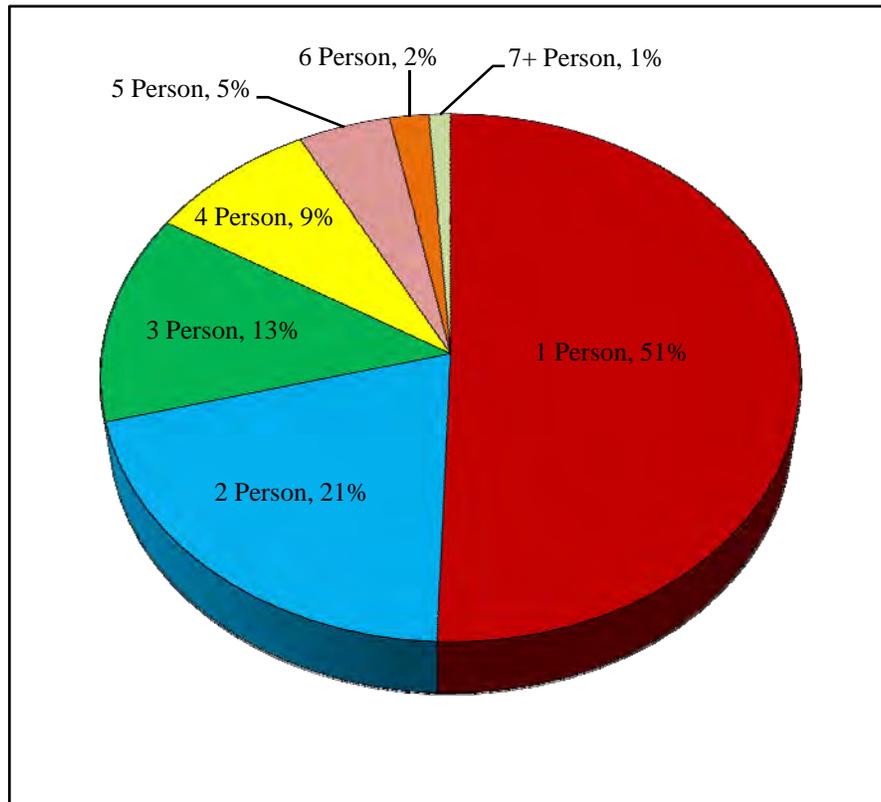
**Distribution of Household Member's Age**

<b>Age Range</b>	<b>Combined</b>	<b>Percentage</b>	<b>Public Housing only</b>	<b>Housing Choice Voucher Only</b>
0-5 years	879	13%	269	610
6-17 years	1792	27%	450	1342
18-50 years	2029	31%	541	1488
51-61 years	690	11%	135	555
62-82 years	979	15%	252	727
83+ years	159	2%	49	110



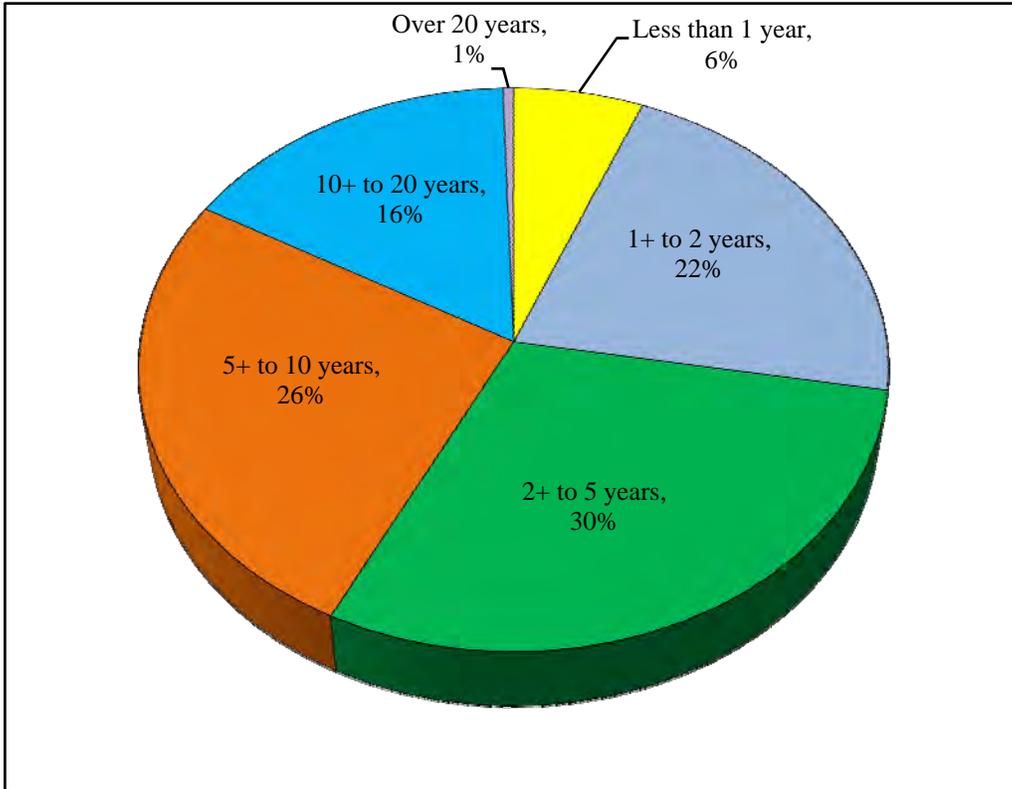
**Distribution of Household Size**

<b>Household Size</b>	<b>Combined</b>	<b>Percentage</b>	<b>Public Housing only</b>	<b>Housing Choice Voucher Only</b>
1 Person	1591	51%	284	1307
2 Person	640	21%	207	433
3 Person	405	13%	115	290
4 Person	268	9%	76	192
5 Person	147	5%	40	107
6 Person	62	2%	18	44
7+ Person	34	1%	5	29



**Distribution by Length of Stay (currently assisted families)**

<b>Length of Stay</b>	<b>Combined</b>	<b>Percentage</b>	<b>Public Housing only</b>	<b>Housing Choice Voucher Only</b>
Less than 1 year	194	6%	66	128
1+ to 2 years	679	22%	246	433
2+ to 5 years	933	30%	188	745
5+ to 10 years	817	26%	150	667
10+ to 20 years	509	16%	90	419
Over 20 years	16	1%	6	10



**2. Whether and how assistance will be targeted to families of different income levels by program and/or by site.**

RHA will not be targeting families of different income levels by program or by site in any of the MTW programs.

### 3. Proposed schedule showing significant dates and milestones for implementation of the PHA's MTW application.

<b>Proposed schedule with significant dates and milestones for implementation</b>			
<b>Activity One: Assign Project-Based Vouchers to RHA Owned/Controlled Units without Competitive Process</b>			
<b>Metric</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Implementation Schedule</b>
Dwelling units assigned Project-Based Vouchers for Mobility study	0 dwelling units	21 dwelling units in the first MTW year	July 2013 – June 2014
Dwelling units assigned Project-Based Vouchers for work with nonprofit partners	0 dwelling units	5 dwelling units in the first MTW year	July 2013 – June 2014
RHA Owned/Operated Dwelling units to be assigned Project-Based Vouchers	0 dwelling units	10 dwelling units in the first MTW year	July 2013 – June 2014
Increase in agency rental revenue	Rental revenue prior to implementation: \$0	Rental revenue from 10 dwelling units assigned PBVs: \$50,523 (dwelling units do not all have the same rental structure and RHA is predicting the PBVs will be spread out over the course of the year)	July 2013 – June 2014
<b>Activity Two: Mobility Demonstration</b>			
<b>Metric</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Implementation Schedule</b>
Number of new housing units made available for households at or below 50% AMI as a result of Activity 2	0 properties available	21 properties occupied by Public Housing families who would otherwise have no mobility options	July 1, 2013 – June 30, 2014
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of Activity 2	0 households able to move to a better unit and/or neighborhood	21 households able to move to a better unit and/or neighborhood	July 1, 2013 – June 30, 2014
Improvement in poverty level of surrounding census tract	Tenants in all but one of RHA's Public Housing complexes are in high poverty census tracts.	21 Public Housing tenant families will be in low-poverty census tracts.	July 1, 2013 – June 30, 2014
Decrease in crime rates of neighborhoods	Public Housing neighborhood crime statistics.	21 Public Housing tenant families will be moved to areas of lower crime rates.	July 1, 2013 – June 30, 2014
Increase in average earned income of households as a result of Activity 2	Unemployed tenants will be tracked for this measure; baseline will be set as tenants enter the program, but based on current families with children, 2 of the 21 tenant families will have unemployed heads	1 head of household will gain part time employment: \$8,850	July 1, 2013 – June 30, 2014

	of household.		
Increase in average savings/escrow of households as a result of Activity 3	Unemployed tenants will be tracked for this measure: \$0	Increase of \$25/year for unemployed tenants.	July 1, 2013 – June 30, 2014
Number of households receiving services aimed at increasing self sufficiency	0	2 (based on current percentage of unemployed heads of households with children)	July 1, 2013 – June 30, 2014
Heads of household employed full time	7	7	July 1, 2013 – June 30, 2014
Percentage of total population employed full time	34%	34%	July 1, 2013 – June 30, 2014
Heads of household employed part time	12	13	July 1, 2013 – June 30, 2014
Percentage of total population employed part time	56%	61%	July 1, 2013 – June 30, 2014
Heads of household unemployed	2	1	July 1, 2013 – June 30, 2014
Percentage of total population unemployed	10%	5%	July 1, 2013 – June 30, 2014
Heads of household enrolled in an educational program	0	0	July 1, 2013 – June 30, 2014
Percentage of total population enrolled in an educational program	0%	0%	July 1, 2013 – June 30, 2014
Heads of household enrolled in a job training program	0	0	July 1, 2013 – June 30, 2014
Percentage of total population enrolled in a job training program	0%	0%	July 1, 2013 – June 30, 2014
<b>Activity Three: Partner with local nonprofits to provide special needs housing</b>			
<b>Metric</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Implementation Schedule</b>
Increase in average earned income of households as a result of Activity 3	Income on file at time of admission to the program	Increase household income by \$100 each year	July 1, 2013 – June 30, 2014
Increase in average savings/escrow of households as a result of Activity 3	\$0	\$50 increase per household per year	July 1, 2013 – June 30, 2014
Number of households receiving services aimed at increasing self sufficiency.	0	3 CAAW clients receiving FSS assistance	July 1, 2013 – June 30, 2014
Number of units dedicated to CAAW	0	Five units utilized by CAAW clients	July 2013 – June 2014

<b>Activity Four: Rent Reform Controlled Study</b>			
<b>Metric</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Implementation Schedule</b>
Increase in average earned income of households as a result of Activity 4	Income on file at time of admission to the program	Increase household income by \$600 each year	July 1, 2013 – June 30, 2014
Increase in average savings/escrow of households as a result of Activity 4	\$0	\$50 increase per household per year	July 1, 2013 – June 30, 2014
Number of households receiving services aimed at increasing self sufficiency – control group	0	5 of the 57 families in the first year will take part in the FSS Lite program	July 1, 2013 – June 30, 2014
Number of households receiving services aimed at increasing self sufficiency – Set Rent group	0	20 of the 57 families in the first year will take part in the FSS Lite program	July 1, 2013 – June 30, 2014
Heads of household employed full time – Set Rent	19	19	July 1, 2013 – June 30, 2014
Heads of household employed full time – Control Group	19	19	July 1, 2013 – June 30, 2014
Percentage of total population employed full time	33%	33%	July 1, 2013 – June 30, 2014
Heads of household employed part time – Set Rent	32	34	July 1, 2013 – June 30, 2014
Heads of household employed part time – Control Group	32	32	July 1, 2013 – June 30, 2014
Percentage of total population employed part time	56%	58%	July 1, 2013 – June 30, 2014
Heads of household enrolled in an educational program – Set Rent	0	0	July 1, 2013 – June 30, 2014
Heads of household enrolled in an educational program – Control Group	0	0	July 1, 2013 – June 30, 2014
Percentage of total population enrolled in an educational program	0%	0%	July 1, 2013 – June 30, 2014
Heads of household enrolled in a job training program – Set Rent	0	0	July 1, 2013 – June 30, 2014

Heads of household enrolled in a job training program – Control Group	0	0	July 1, 2013 – June 30, 2014
Percentage of total population enrolled in a job training program	0%	0%	July 1, 2013 – June 30, 2014
Dollars saved as a result of Activity Four	<p>Cost of task prior to implementation: Average cost of interims (\$32.69) * Expected number of interims required to be processed (10% of 57, or 6) + Average cost of annuals (\$53.25) * 57 Equals \$3,231</p>	<p>Expected decrease: Interims will no longer be processed, so \$196, and about half of the annual will not be necessary, so <math>26.62 * 57 = \\$1,517</math>; estimated decrease is \$1,713</p>	July 1, 2013 – June 30, 2014
Staff hours saved as a result of Activity Four	<p>Amount of staff time dedicated to interims and annuals prior to implementation: 1.7 hours for an interim * 6 + 2.8 hours for an annual * 57 = 169.8 hours</p>	<p>Expected decrease of staff time dedicated to interims and annuals: Interims will no longer be processed, so <math>1.7 * 6 = 10.2</math>, and about half of the hours for an annual, so <math>1.4 * 57 = 79.8</math>, totals 90</p>	July 1, 2013 – June 30, 2014
<b>Activity Five: Expand self-sufficiency activities</b>			
<b>Metric</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Implementation Schedule</b>
Increase in average earned income of households as a result of Activity 5	Income on file at time of admission to the program	Increase household income by \$200 each year	July 1, 2013 – June 30, 2014
Increase in average savings/escrow of households as a result of Activity 5	\$0	\$25 increase per household per year	July 1, 2013 – June 30, 2014
Number of households receiving services aimed at increasing self sufficiency in Activity 5	0	51 families in the first year will take part in the FSS Lite program	July 1, 2013 – June 30, 2014
Heads of household employed full time in Activity 5	0	4	July 1, 2013 – June 30, 2014
Percentage of total population of families who owe CS hours employed full time in Activity 5	0	9%	July 1, 2013 – June 30, 2014

Heads of household employed part time in Activity 5	0	6	July 1, 2013 – June 30, 2014
Percentage of total population of families who owe CS hours employed part time in Activity 5	0	11%	July 1, 2013 – June 30, 2014
Heads of household enrolled in an educational program in Activity 5	0	2	July 1, 2013 – June 30, 2014
Percentage of total population of families who owe CS hours enrolled in an educational program in Activity 5	0	4%	July 1, 2013 – June 30, 2014
Heads of household enrolled in a job training program in Activity 5	0	2	July 1, 2013 – June 30, 2014
Percentage of total population of families who owe CS hours enrolled in a job training program in Activity 5	0	4%	July 1, 2013 – June 30, 2014
<b>Activity Six: Simplify rent calculations and increase the minimum rent</b>			
<b>Metric</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Implementation Schedule</b>
Increase in rental revenue as a result of Activity 6	0	Student status will cost RHA \$7,274; raising the minimum rent will bring in \$154,200; total increase in rental revenue = \$146,926 Exclusion of assets will have a negligible effect.	July 1, 2013 – June 30, 2014
Staff hours saved as a result of Activity 6	0.4 hours per student status verification times 336 individuals = 134.4 hours	Verifications sent for dependents only: 91 hours saved Self certification of assets under \$10,000: PH 313 hours saved, HCV 448 hours saved. Total: 852 hours saved	July 1, 2013 – June 30, 2014
<b>Activity Seven: Allow elderly/disabled participants to complete biennial recertifications</b>			
<b>Metric</b>	<b>Baseline</b>	<b>Benchmark</b>	<b>Implementation Schedule</b>
Dollars saved as a result of Activity 7	0	PH: \$6,744 HCV: \$20,302 Total: \$27,046	July 1, 2013 – June 30, 2014
Staff hours saved as a result of Activity 7	0	PH: 137 hours per year HCV: 955 hours per year	July 1, 2013 – June 30, 2014
<b>Activity Eight: Alternate Housing Quality Standards Verification Policy</b>			
Dollars saved as a result of Activity 8	0	\$89,194	July 1, 2013 – June 30, 2014
Staff hours saved as a result of Activity 8	0	1,400 hours	July 1, 2013 – June 30, 2014

<b>Xeriscape work on RHA Public Housing properties</b>		
<b>Description</b>	<b>Significant Date</b>	<b>Milestones</b>
Preparation of plans for Mineral Manor xeriscape work	Plan preparation will begin January 2013.	Plan preparation for Mineral Manor xeriscape work will be completed May 15, 2013.
Advertising plans for Mineral Manor xeriscape work	Plans will be advertised May 30, 2013.	Bids due for Mineral Manor xeriscape work June 30, 2013.
Xeriscape installation for Mineral Manor xeriscape work	Work will begin July 15, 2013.	Work completed on Mineral Manor xeriscape work November 30, 2013.
Preparation of plans for Hawk View Apartments xeriscape work	Plan preparation will begin July 2013.	Plan preparation for Hawk View Apartments xeriscape work will be completed by September 2013.
Advertising plans for Hawk View Apartments xeriscape work	Plans will be advertised March 1, 2014.	Bids due for Hawk View Apartments xeriscape work April 1, 2014.
Xeriscape installation for Hawk View Apartments xeriscape work	Work will begin May 15, 2014.	Work completed on Hawk View Apartments xeriscape work October 31, 2014
Preparation of plans for Essex Manor xeriscape work	Plan preparation has been completed	Plan preparation for Essex Manor xeriscape has been completed.
Advertising plans for Essex Manor xeriscape work	Plans will be advertised April 1, 2014.	Bids due for Essex Manor xeriscape work May 1, 2014.
Xeriscape installation for Essex Manor xeriscape work	Work will begin June 1, 2014.	Work completed on Essex Manor xeriscape work November 2014.

#### **4. Potential local and national impact of the MTW Plan if it were implemented.**

##### *Local Impact*

Implementation of the MTW Plan will have an important impact on the Reno community.

With respect to RHA's existing and future residents, the mobility study RHA is proposing to carry out will have a direct and highly positive effect on 50 low income Public Housing families who previously had no mobility options. They will now receive a project-based voucher which will allow them to live in a very nice property purchased by RHA in a low-poverty neighborhood. The other housing choice activity, to use a combination of RHA-owned units as they turn over, project-based vouchers, and nonprofits providing supportive services, also could have significant local impact toward addressing special housing needs as the activity expands.

The two rent reform controlled studies will impact 100 local families with children on the waiting list, hopefully in a manner that will encourage them to seek earned income. The concentration of self-sufficiency incentives and support initially on families not in compliance with community service requirements should motivate at least some of those families to make a significant positive difference in their lives. The increase in the minimum rent may not be viewed positively by affected residents, but RHA believes it will have a positive effect on them for the most part. The proposed streamlining in treatment of assets, re-exams, housing inspections, etc. will result in major reductions in what is requested of residents, saving them time and much inconvenience.

By helping the residents, these activities will increase the success of RHA. The proposed streamlining measures already mentioned will reduce staff workload and save costs, thus providing additional resource availability that RHA can use more productively to fulfill its mission. The cost savings retained by RHA from the xeriscaping will also provide additional resources. The evaluation effort will make RHA a more introspective agency with respect to all of its activities and hopefully lead to an even more rapid pace of improvements than RHA has already experienced.

Beyond just the residents and RHA itself, the purchase and rehabilitation of the properties will assist in dealing with vacancies in a community hard hit by foreclosures, short sales, and properties "underwater". Use of the project-based vouchers will make the proposal financially viable for RHA even if the financing is borrowed. The commitment of project-based vouchers in conjunction with provider supportive services efforts will increase the ability of the providers to serve their community. The additional collaboration regarding self-sufficiency efforts also will have that impact and will increase the ability of affected RHA residents to contribute positively to the community.

##### *National impact*

RHA's designation as the first MTW agency in Nevada without others in the immediate area will make its implementation efforts very visible. By showing how MTW can be utilized effectively to augment the efforts of a major HUD initiative apart from the Public Housing and voucher programs, notably the Neighborhood Stabilization Program and continued efforts to address the impact of the foreclosure crisis, RHA will demonstrate what an innovative and effective PHA can do to assist its community beyond the usual PHA role.

The national impact of specific elements of RHA's MTW Plan will come in part from their innovation. The use of project-based vouchers in conjunction with purchase of units in low-poverty areas for Public Housing deconcentration and increased mobility is an innovative approach that other MTW agencies have not tried to our knowledge. The rent reform study will provide two new models with the strongest self-sufficiency incentive – rent totally unrelated to income. The strategy

of concentrating first on self-sufficiency efforts of community service participants has not been emphasized elsewhere. The emphasis and careful tracking of the benefits of xeriscaping is an innovative approach with significant potential for other areas with similar climates. The other efficiency measures will add to the body of knowledge regarding similar approaches by other MTW agencies to rent calculation, recertifications and inspections, but with unique elements such as the exclusion of student financial assistance in the HCV program's income calculations and the requirement for both landlord and tenant certification of good physical conditions as a requirement for waiving HCV inspections.

Some of RHA's activities will have a positive national financial impact, either immediately or potentially. The xeriscaping initiative will have a direct and almost immediate impact, and self-sufficiency and efficiency-related initiatives have potential to stretch future program dollars.

The national impact of RHA's MTW Plan also will come from its replicability, which is discussed in the next section.

**5. Extent to which the Plan has the potential as a replicable program model promoting the purposes of the MTW demonstration and furthering HUD's goal of expanding cross-cutting policy knowledge, in line with the agency's 2010-2015 Strategic Plan.**

Several items in RHA's proposed plan have distinctive features that could be replicated elsewhere. RHA's mobility proposal is an initiative of this nature. With large numbers of foreclosed properties in many parts of the United States, the use of project-based vouchers as a means of financing the purchase of vacant properties is an exciting prospect. Where a PHA has not been able to leverage funds of the magnitude RHA has achieved, the PHA may be able to generate purchase resources through other means such as financing based on the PBV commitment or negotiating with banks subject to the recent \$25 billion settlement. Moreover, allowing long-time Public Housing tenants the opportunity to access project-based vouchers on such properties is a unique means of providing mobility options for Public Housing families who currently have none. This is an excellent replicable opportunity for Public Housing families.

The results of the mobility study clearly will add to cross-cutting policy knowledge regarding the impact on Public Housing families of moving to deconcentrated settings. RHA's rent reform studies will differ from some others because rents will be wholly unrelated to tenant incomes. The results will be informative to rent reform nationally. The self-sufficiency efforts focused on families subject to community service will add to knowledge regarding self-sufficiency approaches. As discussed in the last section, other RHA activities and initiatives are similar to those undertaken elsewhere but have some unique elements, and RHA's implementation experience will add to the body of policy knowledge both by providing additional experience with respect to the similar elements and new experience with respect to the unique elements.

While most of RHA's proposed activities and the xeriscaping initiative are replicable, a key to their dissemination and use elsewhere is that progress be articulated and evaluated. UNR will bolster RHA's efforts to assure that this is done well. RHA's collaboration with HUD and Enterprise to produce and disseminate a video regarding best practices in scattered-site unit management demonstrates RHA's experience and effectiveness in its efforts to increase the possibilities that its successes will be replicated.

## **F. Affirmatively Furthering Fair Housing (AFFH)**

The activities RHA has proposed to implement through the Moving to Work demonstration program would further fair housing choices and work to remove impediments to fair housing as detailed in the 2008 Analysis of Impediments to Fair Housing Choice for the City of Reno, City of Sparks and Washoe County. While this description is true for the entire MTW Plan including the measures to support resident self-sufficiency, RHA's proposed purchase of 50 homes, condominiums, and duplexes in low-poverty areas and use of project-based vouchers to make these units available to Public Housing residents as its mobility demonstration will be particularly helpful.

RHA's proposed plans have been reviewed by both Jodi Royal-Goodwin, Housing and Neighborhood Redevelopment Administrator at the City of Reno, and Kate Knister, Executive Director of the Silver State Fair Housing Council, the HUD-designated fair housing enforcement and educational organization for Northern Nevada. Both provided strong letters of support that the plans will further fair housing and aid in removing impediments to fair housing. They were particularly complimentary of RHA's "creative programs that address specific needs of our community."

## Attachments

### Awards presented to the Housing Authority of the City of Reno by HUD San Francisco

- Attachment 1: 2008 PHA of the Year
- Attachment 2: 2010 Special Achievement Award
- Attachment 3: 2011 Low Rent Public Housing Program of the Year

### News reports spotlighting RHA's success

- Attachment 4: *Housing Authority could save neighborhoods from blight*  
Reno Gazette-Journal, December 24, 2008
- Attachment 5: *Agency to buy foreclosed homes*  
Reno Gazette-Journal, December 27, 2008
- Attachment 6: *Reno Housing Authority and Wells Fargo: Helping Renew Reno, Sparks, and Washoe County*  
Comptroller of the Currency's Community Developments, Fall 2009
- Attachment 7: *Reno Housing Authority Uses Neighborhood Stabilization Funds to Buy, Rehabilitate Vacant Properties*  
HDR Current Developments, January 18, 2010
- Attachment 8: *Stimulus funds used for rehabilitation and jobs*  
San Francisco Office of Public Housing, March, 2010
- Attachment 9: *Housing Authority nabs \$21M grant*  
Reno Gazette-Journal, September 22, 2010
- Attachment 10: *Agency buys its 100<sup>th</sup> foreclosure*  
Reno Gazette-Journal, September 29, 2010
- Attachment 11: *RHA Ranks Second Nationally in Home Stabilization Program*  
Daily Sparks Tribune, February 18, 2012

### HUD San Francisco Multifamily Hub's "Award for Excellence" presented to WAHC

- Attachment 12: 2001 Award for Excellence
- Attachment 13: 2005 Award for Excellence
- Attachment 14: 2006 Award for Excellence
- Attachment 15: 2007 Award for Excellence

### Other attachments:

- Attachment 16: Documentation showing public notice regarding public hearing (public notice was posted in the local newspaper, as well as on the homepage on our website, [www.renoha.org](http://www.renoha.org))
- Attachment 17: City of Reno Resolution number 7714 supporting the Housing Authority of the City of Reno in its application to the US Department of Housing and Urban Development for designation as a Moving to Work agency.

- Attachment 18: Washoe County HOME Consortium Certificate of Consistency with the Consolidated Plan
- Attachment 19: Energy efficiency improvements carried out at Public Housing sites
- Attachment 20: Completed turf reduction at Public Housing sites
- Attachment 21: Letters of Support
- Attachment 22: Written comments
- Attachment 23: Sign in sheets for meetings
- Attachment 24: Memorandum of Understanding UNR's Center for Regional Studies and RHA
- Attachment 25: RHA Board of Commissioners Certifications of Compliance
- Attachment 26: RHA Board of Commissioners Resolution 12-06-01

**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
SAN FRANCISCO OFFICE OF PUBLIC HOUSING**



**LOW RENT PUBLIC HOUSING  
2008 PHA OF THE YEAR  
(LARGER DIVISION)**

**Housing Authority of the  
City of Reno**



*Stephen Schneller*

**STEPHEN SCHNELLER, DIRECTOR  
FEBRUARY 1, 2009**

Stephen Schneller, Director of Public Housing in the San Francisco HUD office, designated RHA as the Large PHA of the Year for 2008 in Northern California and Nevada.

**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
SAN FRANCISCO OFFICE OF PUBLIC HOUSING**



# Housing Authority of the City of Reno

**2010**

**SPECIAL ACHIEVEMENT  
AMERICAN RECOVERY AND  
REINVESTMENT ACT**

**STEPHEN SCHNELLER, DIRECTOR  
JANUARY 30, 2011**

On January 30, 2011 the Reno Housing Authority received a Special Achievement Award from HUD for handling the American Recovery and Reinvestment Act funds so effectively and quickly.



DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

**Certificate of Recognition**  
**2011 Low Rent Public Housing Program of the Year**

*This certificate is awarded to:*

**Housing Authority of the  
City of Reno**

A handwritten signature in black ink, appearing to read "Melina Whitehead".

Melina Whitehead, Acting Director

*Presented By*

A handwritten signature in black ink, appearing to read "Gerard Windt".

Gerard Windt, Division Director

## THE OPINION OF THE RGJ EDITORIAL BOARD

# Housing Authority could save neighborhoods from blight

Leveraging the \$4.7 million in neighborhood stabilization funds promised by the federal government to help consumers trapped in the home foreclosure crisis won't help people who already have lost their homes. But it could help others who want and deserve a chance to purchase and live in a home. It also could help the city by saving neighborhoods from sliding into the rundown conditions we call "blight."

Combined with a plan to turn over the city's authority to pay a \$1 purchase price for homes owned by the U.S. Department of Housing and Urban Development

## SNAPSHOT

**TOPIC:** Foreclosures

**OUR VIEW:** Reinvesting funds from selling, renting and leasing could make a difference.

and inviting Sparks and Washoe County to join in, the Reno Housing Authority might make a real difference. Reinvesting funds from reselling, leasing or renting distressed properties could also make a difference in the financial viability of the Housing Authority.

Federal rules allow local agencies to purchase homes that have been on the market for more than six months without an offer. It has been reported that the Housing Authority has taken the bull by the horns and already is operating under those rules to rehabilitate neighborhoods. Officials deserve credit for their proactive efforts.

The Oliver/Montello area, west Sparks and parts of Reno where the volume of foreclosures is high would help hard-working low-income people, if they want to live there. That's a job that is natural to the Housing Authority. However, this new proposal seems, instead, to target

over the city's authority to pay a \$1 purchase price for homes owned by the U.S. Department of Housing and Urban Development



RENO GAZETTE-JOURNAL FILE PHOTO

For sale signs were seen on Nov. 26 on Mount Baldy Street in Stead.

middle-income people. Several neighborhoods are on the drawing board for such rehabilitation, including in Stead. The city needs to address that one possible contradiction.

In an admirable departure from the causes of the housing crisis, it is expected that proof of income and a down payment will be required.

Extending from the discussion about how to help troubled homeowners and how to prop up local housing markets, the stabilization funds have been a long

time coming. Still, the city won't see a dime until at least Feb. 1.

Taxpayers who are concerned that the city might find itself trapped in a home sales business should remember that government's job is to protect its citizens. Putting residents into homes that are consistent with their means is one way the city can do its job.

**YOUR VOICE:** The Reno Gazette-Journal Editorial Board invites your comments on topics we write about. Go to [RGJ.com](http://RGJ.com) and click on the "Voices" link to share your thoughts.

# Agency to buy foreclosed homes

BY SUSAN VOYLES  
svoyles@rgj.com

The Reno Housing Authority is hanging out a "foreclosures wanted" sign in an attempt to cash in on the federal dollars from a record number of distressed home sales in Washoe County.

"I really feel sorry for so many in this situation," David Morton, Reno Housing Authority executive director, said of people who have lost their homes. "But we can possibly help the community, and we certainly want to do that."

Working with the Reno City Council and possibly other local governments, the housing authority has three programs to buy and repair foreclosed or other distressed homes. They will then be sold, offered under lease/purchase arrangements or rented.

The \$5 million-plus in federal money coming to Washoe County to buy foreclosed homes could be stretched by mortgaging those homes and using the money to buy even more distressed properties, Morton said. With the approval of the housing authority board and other entities, he said that's his intention.

Without doing that, Morton said only about 60 homes are likely to be purchased using the federal dollars. And that won't make a big dent in stabilizing neighborhoods, he said.

About a quarter of the homes sold in Washoe County this year were resold by a bank after being foreclosed, lowering home values across the county.

The housing authority and the city of Reno are preparing an agreement for the authority to manage its share

of \$4.7 million in neighborhood stabilization funds. Other agreements might be made with Washoe County and Sparks to oversee their share of the money.

The Reno City Council has given the housing authority \$588,000 in federal money for the Oliver/Montello neighborhood in northeast Reno neighborhood and is negotiating to buy a former drug house beside Pat Baker Park in that neighborhood.

The council also transferred its authority to RHA to buy for \$1 U.S. Department of Housing and Urban Development owned homes that have been the market for more than six months without offers, as allowed under federal law. Sparks also is being approached to turn over this authority to RHA.

Councilwoman Jessica

Sferrazza, an RHA board member, recommended the programs be turned over to the housing authority.

"We have one of the best housing authorities in the country," she said. "They are the experts at doing this, and we want to move quickly."

The neighborhood stabilization program is bringing the most dollars to the area and they must be spent within 18 months. The program is expected to start Feb. 1.

The housing authority or other local entities will have up to \$4.7 million in federal dollars to buy foreclosed homes, fix them up and sell them. A few would be leased to low-income people.

Of the \$4.7 million, \$2 million is targeted for buying foreclosed homes in Sky Vista, a middle-class, newer neighborhood in Stead.

"If we can buy 20 to 30 homes here, we can have an impact," Morton said. "These are nice homes."

Taking foreclosed homes off the market helps raise home values for existing homeowners and gives them more security and equity in their homes.

People might be forced to walk away from homes if they are mortgaged for more than they can be sold. And they might walk when they can no longer make payments because of a lost job and/or they are facing ballooning payment.

Morton said he expects the upper limit for buying the homes will be 120 percent of median income. For a family of four, that upper household income limit would be \$83,306. First-time home buyers will be encouraged, he said.

12-27-08 Reno Gazette Journal

## Agency plans to buy homes in foreclosure

STAFF REPORT

Working with the Reno City Council and possibly other local governments, the local housing authority is planning three programs to buy and repair foreclosed or other distressed homes.

The \$5 million-plus in federal money coming to Washoe County to buy foreclosed homes could be stretched by mortgaging those homes and using the money to buy even more distressed properties.

With the approval of the housing authority board and other entities, Reno Housing Authority executive director David Morton said that's his intention.

Without doing that, Morton said only about 60 homes are likely to be purchased using the federal dollars. And that won't make a big dent in stabilizing neighborhoods, he said.

See full story on page 5A.



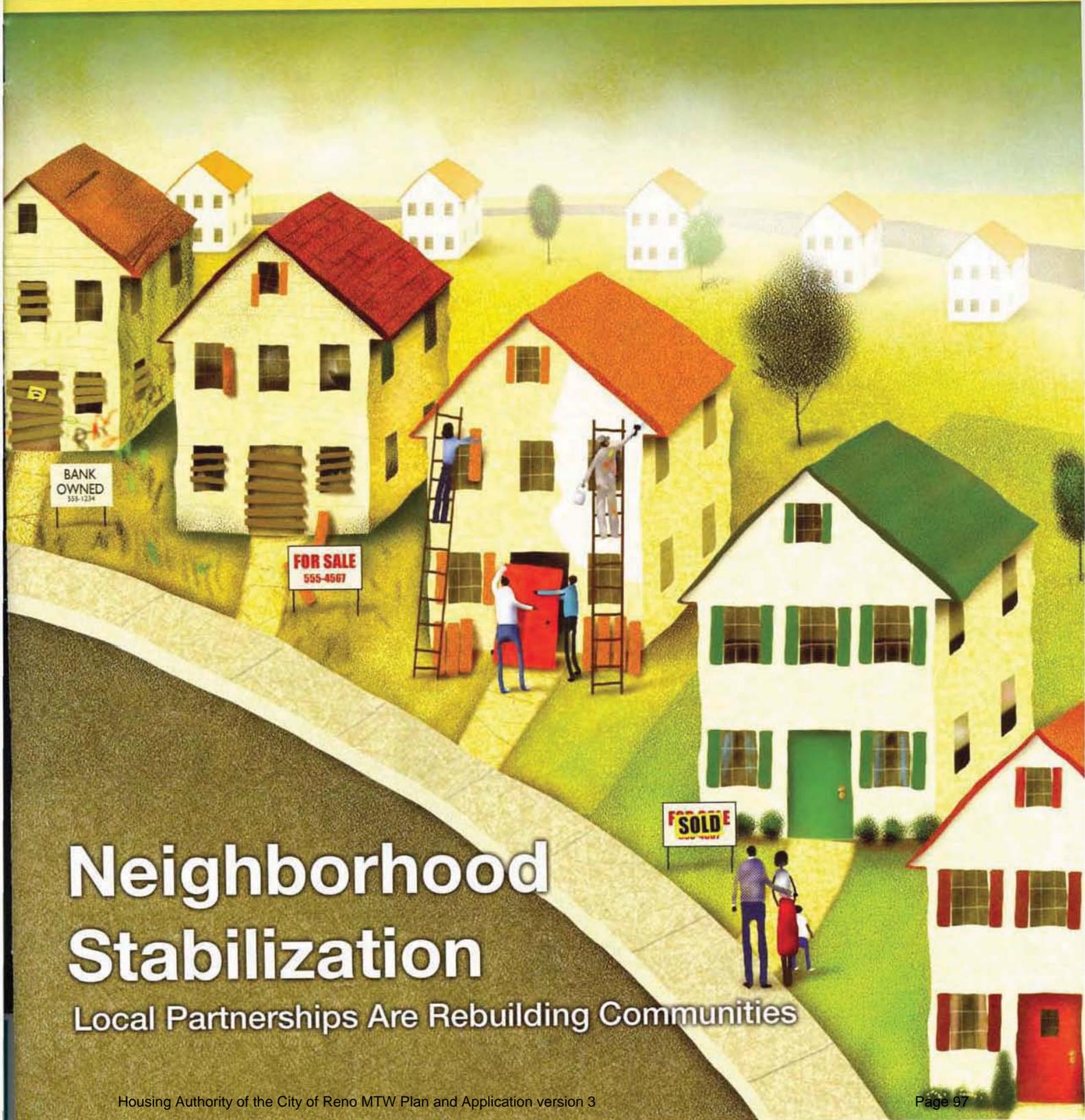
Comptroller of the Currency  
Administrator of National Banks

US Department of the Treasury

# Community Developments

Fall 2009

The OCC's Community Affairs Newsletter



## Neighborhood Stabilization

Local Partnerships Are Rebuilding Communities

to be key participants in community stabilization efforts nationwide. Because local partners rely largely on NSP funds to buy, renovate, and sell REO properties, neighborhood revitalization efforts are likely to expand and gain momentum as more NSP grants are issued and grantees demonstrate the effectiveness of

their work. Similarly, as NSP funds become available and local partners expand in number and capacity, a greater share of the properties that Wells Fargo refers to the Stabilization Trust will likely be purchased by the Stabilization Trust's local partners.

As one of the nation's largest lenders and servicers of mortgage loans, Wells

Fargo is committed to supporting community stabilization efforts, and will continue to work with the Stabilization Trust and other partners to revitalize communities as well as housing and lending markets.

For more information, contact Mary "Muffie" Gabler at [mary.s.gabler@wellsfargo.com](mailto:mary.s.gabler@wellsfargo.com).

## **Reno Housing Authority and Wells Fargo**

### **Helping Renew Reno, Sparks, and Washoe County**

**R**eno, Nevada, is renewing neighborhoods devastated by foreclosed and abandoned homes with the help of federal grants and a partnership with a new national nonprofit. Reno offers a model for providing affordable homes for families in need.

In early 2009, with \$4.2 million in grants from the U.S. Department of Housing and Urban Development's Neighborhood Stabilization Program (NSP), the Reno City Council selected the Reno Housing Authority to use the funds to buy real estate owned (REO) from banks and other financial institutions. About \$1.2 million was earmarked to buy housing for low- and moderate-income renters; the rest was to buy and rehabilitate homes for sale to families earning up to 120 percent of the area's median income.

The Housing Authority partnered with the National Community Stabilization Trust and agreed to work with the Stabilization Trust's First Look Program (*see related article, p. 9*). In return, lenders working with the Stabilization Trust agreed to notify the Housing Authority when they had REO

properties to sell in the distressed communities where the housing authority wanted to buy and rehabilitate homes. Lenders also agreed to give the Housing Authority the opportunity to review and buy properties before they were offered for sale to the public through traditional means.

Using ZIP codes, the Housing Authority identified three communities—in Reno, Sparks, and Washoe County—for renewal, communities that the state of Nevada targeted in its NSP grant application (*see NSP article, p. 8*).

When the housing authority got its first look at the REO properties for sale in these communities, David Morton, Executive Director of the Reno Housing Authority, realized that many were in good condition and were for sale by Wells Fargo. Morton and his staff had decided to buy only relatively new properties with few serious problems, to make the homes easier for low- and moderate-income home buyers and renters to maintain. The Housing Authority was less interested in property that needed significant work or had serious problems, such as asbestos tiles.

The Housing Authority was given 24 hours to indicate an interest in buying the property and, if interested, five days to inspect the property. Meanwhile, Wells Fargo agreed to evaluate the property and, according to the Stabilization Trust's requirements, come up with a sales price discounted from what the price might be if sold on the open market. The Housing Authority conducted its own appraisals to ensure that it agreed with the price offered by Wells Fargo. This led to terms agreeable to both sides, and a contract—crafted by the Housing Authority, Wells Fargo, and the Stabilization Trust's legal staff—that conformed to Nevada law and local requirements.

As of early September 2009, the Housing Authority with the help of the Stabilization Trust had purchased 17 properties from Wells Fargo. The Housing Authority plans to use NSP funds and loans to buy more properties and to provide additional housing for low- and moderate-income families.

For more information, contact David Morton at [dmorton@renoha.org](mailto:dmorton@renoha.org).

"If you build in all those costs into market-rate housing, it certainly results in costs more than the market value," said Graziano. "So if we are trying to reestablish a market, then we must have an infusion of capital."

Another difficulty with Section 108 loans, said Graziano, is the requirement to put up collateral equal to the value of the loan.

To get a Section 108 loan, a development agency can pledge up to five times its CDBG entitlement amount, which Graziano said should be adequate since it is unlikely that Congress would stop funding the program.

Under current rules, Baltimore typically must use the land at a project as collateral. This creates a problem during development, Graziano said, since new collateral must be found as portions of the land are released to a developer.

### Other Problems

Graziano identified several other technical problems that HUD must deal with in creating Choice Neighborhoods. The use of census tracts to identify neighborhoods could be more flexible, and HUD could allow portions of census tracts to be used, he said.

Graziano also said that HUD often places unrealistic restrictions on multifamily properties it transfers, requiring that HUD receive all future net profits on any resale in perpetuity. This can be a deal stopper, he said, especially for condominium units where the resale restriction affects both the developer and future homeowners.

The restriction on the use of HUD funds in connection with eminent domain is also a big issue, Graziano said. HUD funds can be used if a taking is for a public purpose, but Graziano said the definition is so narrow that the replacement housing must have 100 percent affordable housing units.

"This is antithetical to the notion of eliminating blight and then creating a redeveloped community with mixed-income housing," he said.

### AFFORDABLE HOUSING

## Reno Housing Authority Uses Neighborhood Stabilization Funds To Buy, Rehab Vacant Properties

The Housing Authority of the City of Reno, Nev., (RHA) has purchased 52 single-family properties to rehabilitate for resale or rental through the neighborhood stabilization program (NSP) and other funding sources to help steady a real estate market troubled by steep price declines and foreclosures during the past two years. RHA also hopes to get additional NSP grant funds to continue these activities.

David C. Morton, RHA executive director, said that the agency has successfully acquired vacant properties because it has its own financial resources that can be used early in a transaction, with subsequent reimbursement with NSP funds. Morton said that RHA's previous experience with single-family purchases has proven useful.

RHA is the subcontractor of a \$4.2 million NSP grant

made to the Washoe County HOME consortium. As the lead jurisdiction in the consortium, the city of Reno selected RHA to administer the grant, setting aside \$1.2 million for low-income renters and designating the rest for the purchase and rehab of homes to families with incomes up to 120 percent of area median income.

RHA has purchased or has sales pending for 31 single-family homes through the NSP and has enough remaining funds to buy two additional houses. RHA also has bought 11 HUD-held homes through the Good Neighbor program and has used non-HUD funds to buy four single-family homes for rent to low-income families.

In addition, six houses were purchased through a \$588,000 economic development initiative (EDI) grant sponsored by Sen. Harry Reid (D-Nev.). Five of these homes are being rehabbed with \$320,000 in HOME funds and rented to low-income households. These funds were targeted to the low-income Oliver Montello neighborhood. One house, due to its poor condition, was purchased and demolished.

### Third-Party Facilitator

RHA has agreed to work with the National Community Stabilization Trust's First-Look program, which facilitates sales of bank-held properties to local nonprofits and for-profit housing groups.

Banks or other lenders with real estate owned (REO) properties notify local buyers of properties within their target areas. The potential buyers must indicate within 24 hours if they are interested and have five days to review and inspect properties and determine their as-is value.

The financial institutions in First-Look calculate the prices for which they are willing to sell, taking into account cost savings realized from the expedited sales process. The Trust also has bridge financing available to facilitate transactions.

### Minimizing Costs

To minimize NSP rehabilitation costs, RHA has followed a strategy of buying only houses that are in relatively good condition. RHA bought 15 foreclosed three-to-five-bedroom houses in the Stead development in Reno built from 1999 to 2005.

Near the crest of the market, these homes were valued near \$300,000, but the current appraised values are between \$82,000 and \$173,000. RHA bought them at discounted prices ranging from \$73,000 to \$161,000.

The purchase prices of older properties in Sparks and Sun Valley have tended to be somewhat lower than at Stead. Rehabilitation costs for all NSP houses have varied from about \$15,000 to about \$30,000.

Overall, RHA will not break even with the costs for NSP and receives only a small amount for administrative costs. However, Morton said that stabilizing the market and adding to RHA's inventory of affordable rentals have been the overarching goals.

In an indication that the Reno housing market is stabilizing, RHA has encountered competition at the low end of the market from investors and first-time home buyers. This is good for the market, said Morton, but it also means RHA must be nimble and act quickly to compete.

Since RHA must have an inspection, appraisal, environmental review, and, for properties over 50 years old, a historic preservation review, it is difficult to compete for a property on the open market, Morton said. An environmental review takes a week to 10 days, and the historic preservation review takes up to 30 days, and the reviews must be completed before RHA can obligate funds, Morton noted.

### Property Search

Morton said that RHA searches for potential troubled properties by, for example, driving through neighborhoods to scout out homes with lock boxes or a notice that a house has been winterized. At times, RHA has performed an inspection before a property is officially offered for sale.

RHA performs its own inspections, but contracts out most of the rehabilitation work, and the city performs environmental reviews. In this economy, bargains are found for construction and appraisers, said Morton, who added that the business has helped keep some contractors in business.

RHA could purchase additional foreclosed properties if it had more funds, said Morton. RHA may get additional NHP formula funds through a state reallocation this year, and it has been awarded \$21.0 million in American Recovery and Reinvestment Act (NSP2) funds as the lead agency for the consortium.

Under the plan it submitted, RHA would purchase about 200 vacant foreclosed homes for rehabilitation, including energy-efficient improvements, over three years. A portion of these homes would be resold at discounted prices with grants and forgivable loans to eligible families.

In addition, RHA would use properties it owns as collateral for a \$1 million loan from the Idaho-Nevada Community Development Financial Institution, Inc. to buy additional properties in the NSP2 target areas.

This funding would be used to buy properties at auction when it is not possible to go through the federal requirements for buying homes. In addition, the RHA board has set aside 100 rental vouchers for investors that purchase vacant foreclosed properties in NSP target areas, make energy-saving improvements, and submit them to RHA for designation as project-based voucher dwellings. In return for this private investment, RHA would commit a rental subsidy for 10 years.

### AFFORDABLE HOUSING

## Los Angeles Finds Problems with Neighborhood Stabilization Program

The Los Angeles neighborhood stabilization program (NSP) has gotten off to a slow start, due in part to competition for properties from investors and high rehabilitation costs, according to a third quarter 2009 report from the city housing department.

The city received a \$32.8 million NSP grant and operates a walk-in program that provides purchase and rehabilitation funding to eligible home buyers. Restore Neighborhoods LA, Inc. (RNLA), a nonprofit, also pur-

chases real estate owned (REO) properties for rehabilitation and resale to home buyers.

In some of the lowest-income neighborhoods, there has been unusually high demand for foreclosed properties, with investors who are cash purchasers competing with low- and moderate-income NSP buyers, the city said. Real estate brokers reportedly prefer easy cash deals from sales of "as is" properties that can close quickly.

### Rehabilitation Needs

Rehab needs are substantial, and the city has found that many problems are hidden from home buyers. Some NSP sales have been canceled after inspection because the rehabilitation cost exceeded the \$75,000 limit the city has set. The city also reports that many listing agents and brokers for REO properties avoid FHA or VA financing because of the inspection requirements.

To address these problems, the housing department has held training sessions with over 700 lending and real estate professionals. The city revised the purchase assistance loan documents to remove reference to the rehabilitation requirements for the property.

Some lenders have refused to fund loans if these requirements are mentioned, believing that their investors will not buy the loans with this documentation. Instead, the city has created separate loan documents to be executed by borrowers after the close of escrow.

The housing department said that if properties in the walk-in purchase program can't be rehabilitated to its standards, it will transition the program primarily to support buyers of properties that have been purchased and rehabilitated by RNLA prior to sale.

RNLA had reviewed over 90 properties referred through the National Community Stabilization Trust and had 17 in its production pipeline in the third quarter. RNLA also has taken steps to obtain properties from other sources, including REO listing brokers and Fannie Mae.

### MORTGAGE FINANCE

## FHFA Issues Final Rules to Allow Non-Insured CDFIs to Become Federal Home Loan Bank Members

The Federal Housing Finance Agency (FHFA) has issued final regulations implementing Housing and Economic Recovery Act (HERA) provisions authorizing community development financial institutions (CDFIs) to become Federal Home Loan Bank (FHLB) members.

The rules were published in the January 5 Federal Register and go into effect on February 4.

The newly eligible CDFIs include community development loan funds, venture capital funds, and state-chartered credit unions without federal insurance that are certified by the CDFI Fund. CDFIs which are federally insured depository institutions were already eligible for FHLB membership.

In a revision to the proposed regulations published on May 15, 2009, the final rules make clear that CDFIs which are holding companies for insured depository cannot ob-



U.S. Department of Housing and Development, 600 Harrison St, San Francisco, CA 94107 (415) 489-6401

Dear Public Housing Authorities:

*This is a special edition of our newsletter. This is a great opportunity to celebrate our successful partnership.*

*These pages contain ARRA success stories – your success stories.*

*You have put to good use ARRA funds in creating an improved environment for those you serve.*

*Your PHA's residents and the community in general have benefitted from your hard work.*

## From the Director's Desk

By Stephen Schneller, San Francisco Office of Public Housing

**Congratulations!** On March 17<sup>th</sup>, HUD saw the obligation of 100 percent of \$74 million in our Region and \$3 billion in ARRA funds nationwide. This is an amazing achievement. Thank you for all your hard work and cooperation. As we move into Year 2 of the Recovery Act, you can expect to hear from us to ask about your expenditures and jobs creation. We know you will want to share your success stories and tell us the good things you're doing to create jobs and help Public Housing families. Keep up the good work.

## From the Assistant Secretary of Public and Indian Housing

Wednesday, March 17, 2010 marked a significant milestone in our ongoing effort to chart a new course for public housing.

When President Obama signed the Recovery Act into law last year, there were some who believed that allocating \$3 billion in formula funding to public housing agencies to create jobs, rehabilitate housing units and promote energy efficiency, while giving housing authorities only one year to obligate those funds, was an impossible endeavor.

Having been an Executive Director in Boston for 13 years before coming to HUD, I knew they were wrong.

Thanks to the herculean efforts of more than 800 HUD Staff working with over 3,100 housing authorities across the country, thousands of jobs are being created and thousands of public housing units are being rehabbed.

In real terms, these are thousands of families who without you would have nowhere to turn; no paycheck to put food on the table, or a safe place to call home.

I know it has not been easy, putting in long hours and working on short deadlines. However, all of the PHAs I spoke with told me that they heard from their local field offices on a daily basis, and that the assistance and support HUD provided was a critical part of their success. For that I want to thank you and congratulate you on a job well done. You truly brought your "A" game!

In my more than 30 years in affordable housing, I have never been more proud of my public housing family than I am today. Thank you.

Most sincerely,

U.S. Depart. Of Housing & Urban Development  
**San Francisco Office of Public Housing**

**News Staff**

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**3,100 PUBLIC HOUSING AUTHORITIES MEET CRITICAL RECOVERY ACT DEADLINE, CREATE NEARLY 9,000 JOBS AND REHAB 150,000 HOMES FOR LOW-INCOME FAMILIES**

*Just over one year after Recovery Act is signed, funds already putting Americans to work, making homes healthier for thousands of families across the U.S.*

WASHINGTON - U.S. Housing and Urban Development Secretary Shaun Donovan today announced that over 3,100 public housing authorities across the U.S. successfully met a critical funding deadline outlined in the American Reinvestment and Recovery Act of 2009 (Recovery Act). As a result, the nearly \$3 billion in Public Housing Capital Fund grants awarded through the Recovery Act one year ago are being used to make significant improvements to tens of thousands of public housing units nationwide; creating jobs and growing the economy.

All public housing authorities were able to meet that deadline by either obligating 100 percent of their funds or voluntarily returning all or a portion of their funds by the deadline. Of the \$2.985 billion that was awarded to 3,134 public housing authorities, \$2.981 billion has been obligated and \$3.246 million was voluntarily returned. HUD is currently determining the redistribution process for the funding returned. The 172 'troubled' housing authorities that received funding all met the deadline as well, with only two troubled agencies returning all or a portion of their funds by March 17th.

The Recovery Act included \$13.61 billion for projects and programs administered by HUD, nearly 75 percent of which was allocated to state and local recipients only eight days after President Obama signed the Act into law, including public housing capital funding. The remaining 25 percent is being awarded through competitive grant programs. To date, 98 percent of HUD's Recovery Act funds are in the hands of local communities, being used to improve housing and neighborhoods, while creating jobs. HUD is committed to implementing Recovery Act investments swiftly and effectively as they generate tens of thousands of jobs, modernize homes to make them energy efficient, and help the families and communities hardest hit by the economic crisis.

In addition, Secretary Donovan and the Department are committed to providing the highest level of transparency possible as Recovery Act funds are administered. It is vitally important that the American people are fully aware of how their tax dollars are being spent and can hold their federal leaders accountable. Every dollar of Recovery Act funds HUD spends can be reviewed and tracked at [HUD's Recovery Act website](#). The full text of HUD's funding notices and tracking of future performance of these grants is also available at [HUD's Recovery Act website](#).

# Reno

## Stimulus funds used for rehabilitation and jobs.

Submitted by Reno Housing Authority

SPARKS — an old home with a new look received several dozen visitors from U.S. Housing and Urban Development came to get an up-close look at how some federal grant money is being spent. **Ron Sims, deputy secretary for HUD**, lauded local officials for working together to get more than \$25 million in federal grant money to buy, fix up and rent or sell foreclosed homes in the Truckee Meadows. Contractors had just completed more than \$30,000 in work to put the house in top form to go up for sale.



*“While the funds are attempting to stabilize neighborhoods, another purpose is to create jobs.”*

Twelve homes in Sparks have been targeted by the Reno Housing Authority for the program, which under agreement also works with Sparks and Washoe County. The authority received an initial \$4.2 million in Neighborhood Stabilization Program grants under the Housing and Economic Recovery Act of 2008 and is expected to finalize another \$20 million in the next month.

A total of 52 homes are so far identified to be purchased throughout Sparks, Sun Valley, Stead and the Oliver/Montello area of Reno. The funds will eventually go toward the purchase and rehabilitation of 200 homes.

The homes being rehabilitated in Sparks are in a variety of neighborhoods, though many cluster in the areas around Rock Boulevard north of Victorian Avenue. The home on Oppio Street was purchased by the housing authority for \$111,000, according to **executive director David Morton**. Under the law, he said, the home cannot be sold for more than the total cost to buy and fix up the home, so the Oppio residence must sell for about \$141,000. If the market demands, he added, the house can sell for less.



*Tribune/Debra Reid - David Morton, Reno Housing Authority Executive Director, toured a renovated Sparks home. The formerly foreclosed home will be placed back on the real estate*



*Tribune/Debra Reid - U.S. Dept. of Housing and Urban Development (HUD) Deputy Secretary Ron Sims toured a renovated Sparks home along with Reno Mayor Bob Cashell and Sparks Mayor Geno Martini.*

The home next door, at 1760 Oppio St., is listed for sale at \$169,000. The rehabilitated house at 1730 could be on the market within a few weeks, Morton said.

Under the program, homes that are put up for sale must go to “median income” buyers. Morton said that median group is defined as a buyer with no more than 120 percent of the median income for Washoe County and no less than 50 percent. Lower than that qualifies as “low income,” which qualifies for homes that are rented under the HUD program. Buyers for these houses must be first-time home buyers and can receive up to \$20,000 in assistance, \$15,000 of which will be forgiven if they stay in the home for 15 years. Buyers will be required to attend credit counseling to help ensure continued stability in ownership.

Maintaining the quality of the neighborhood is a concern not just for government officials but also for residents. Morton said there is always a concern when neighbors hear that HUD is moving into an area because it is often associated with low income and the possible crime and other problems that come with it.

**Dana Provenzano** has lived two houses down from the HUD house for more than 30 years and said the overall quality of the neighborhood is still good enough that she would like her grown sons to be able to buy the houses near her eventually.

“It’s still maintaining its own,” she said.



**Sparks Mayor Geno Martini** observed that the Oppio Street neighborhood is in generally good condition and said it is common to see such areas where there are just pockets of properties that are in bad condition.

“It’s just a sign of the economic times,” he said before entering the house to see the work done to the inside. “There are people really struggling and there are going to be people who need help in every part of the city.”

While the funds are attempting to stabilize neighborhoods, another purpose is to create jobs. Two local contractors at Friday’s event said they have been helped by the work created by the federal grant money.

**Dana McEvers**, owner of Thunder Roofing in Sparks, said his company has done 10 jobs through the housing authority. His staff has been cut in half over the last two years because business is down by about 60 percent. These jobs aren’t growing his business, he said, but it is providing work.

**Roque Olivas**, owner of I.T. Heating and Air in Reno, installed the swamp cooler on 1730 Oppio and has worked on about 20 other jobs through the housing authority. ...Things are looking up, he said, partly because of the work created by the housing grants. He hopes he can bring back his other workers soon.

“Things are real hopeful,” he said. “Things are definitely looking up.”



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# Housing authority nabs \$21M grant

## UNR collaboration helps Reno proposal obtain HUD funding

By Claudene Wharton  
UNIVERSITY OF NEVADA, RENO

When the Department of Urban Housing and Development (HUD) put roughly \$2 billion in neighborhood stabilization program money up for grabs last year, David Morton, executive director of the Reno Housing Authority, knew some of the funds could be used to help Washoe County neighborhoods.

He had more than 20 years of experience directing the area's public housing efforts and was recognized by HUD as a high performer.

But Morton knew that the competition for the American Recovery and Reinvestment Act money would be significant, and he needed detailed information about specific neighborhoods in order to be successful. So he called upon "the Brians," as he refers to

them, for help.

Brian Bonnenfant is project manager and Brian Kaiser is housing and real estate analyst with the Center for Regional Studies at the University of Nevada, Reno's College of Business.

"David came to us, and we just dropped everything to do it," Bonnenfant said. "It was just the right thing to do. We were really the only ones with the data, and our area needed this funding."

Bonnenfant and Kaiser analyzed the center's databases to help Morton and his city of Reno, city of Sparks and Washoe County partners identify six specific neighborhoods, or "census tracts," that contain housing markets disproportionately affected by foreclosures and distressed sales.

They also provided background information on the area's declining housing markets and the causes and consequences.

"I knew I needed solid real estate information and details on the nature of the problem, locally, and to be able to convey this information in a profes-

### ABOUT THIS SERIES

» Once a month the RGJ and the University of Nevada, Reno spotlight a local business that's growing or an entity that has encouraged local development with the assistance of university resources.

COLLEGE OF BUSINESS  
www.business.unr.edu



» If there is an issue or trend you would like addressed, send your questions to [business@rgj.com](mailto:business@rgj.com)

sional manner," Morton said. "They provided not only the technical information but also assisted us in reviewing the overall strategy. They helped write portions of the grant and reviewed it, making sure it was presented professionally and in an appropriate format."

Morton plans to buy at least 200 vacated homes in the six neighborhoods and do needed rehabilitation and energy upgrades, employing local contractors, many of them small business

SEE HOUSING, 8A »

Reno Gazette Journal 9/22/10

# Housing/ Project renovates homes, stabilizes neighborhoods

From 7A

owners.

The neighborhoods include the Oliver-Montello area off Oddie Boulevard, the O'Brien Middle School area in Stead, north Sun Valley, and three neighborhoods in the Greenbrae-McCarran-Pyramid area of Sparks.

At least 60 will be rented to people with incomes under 50 percent of the median income. The remainder of the homes will be sold outright or under rent-to-own special agreements to persons with incomes between 50 percent and 120 percent of the median income. Those purchasing homes will receive significant discounts, including grants and forgivable loans and counseling from Consumer Credit Affiliates.

Morton said he knew he had a good plan. He also enlisted private investors and incorporated project-based vouchers into the program,

providing another \$13 million for the project, in addition to the nearly \$21 million awarded to his project by HUD.

Bonnenfant said Morton has an impeccable track record when it comes to these types of projects, noting his success in the first Neighborhood Stabilization Project grant. Morton was asked to administer \$4.2 million, and successfully did so by purchasing and rehabilitating 33 homes in the area, which are being rented or sold to low- and middle-income families.

"With this new round of funding, I thought, 'Here's our chance to do something significant,'" Morton said. "How can we enhance our chances?" I immediately thought of UNR."

Morton said he wasn't disappointed: "They were incredibly helpful and enhanced our chances of getting this grant considerably."



LIZ MARGERUM/RGJ

UNR College of Business intern David Sovich stands by the new door of a Reno Housing Authority house being refurbished with the help of a \$21 million grant.

Morton also credits the assistance of his executive administrative assistant, Wendryn Barnhart (who has since been promoted to compliance auditor), and his Nevada College of Business intern, David Sovich, for their help with the grant proposal.

"They both worked really hard," Morton said. "David was outstanding at helping me to project the cost of the houses, renovating, and the time of everything. He's a finance major with a 4.0 GPA, and just dove right into the project."

In the end, Morton was

one of 56 successful applicants, out of 482 entities. And, Morton's proposal was one of only about 25 that got funded for the full amount requested. He took Barnhart and Sovich back to Washington, D.C., with him to accept the grant and attend workshops.

Morton has also enlisted the help of the University's Center for Regional Studies to provide quarterly updates on the targeted neighborhoods. Bonnenfant says the center is providing more assistance to government and quasi-governmental agencies.

## ABOUT THE AGENCIES

**RENO HOUSING AUTHORITY:** The Reno Housing Authority owns and manages 764 units of public housing throughout seven areas in Reno and Sparks for low- and moderate-income individuals and families. For more information, contact the Reno Housing Authority at 775-329-3630.

**CENTER FOR REGIONAL STUDIES:** The Center for Regional Studies is an economic research collaborative between the University of Nevada Reno's College of Business and the Nevada Small Business Development Center. Businesses or others seeking assistance from the Center for Regional Studies can call 775-784-1771.

## DISTRESSED HOMES IN WASHOE COUNTY

A distressed home is either bank-owned or has received a notice of default. Washoe County is ranked No. 21 in the U.S. for home foreclosure activity.

### BY THE NUMBERS:

- » **64 percent** of homes for sale in the area's resale market are distressed.
- » In the six neighborhoods targeted by the Reno Housing Authority, the percent of distressed homes on the market ranges from **61 to 88 percent**.
- » The targeted areas saw a drop in home value ranging from **45 to 52 percent** between the first quarters of 2006 and 2009.
- » Without intervention, the center projects there will be nearly **75 percent** more distressed homes (800) in the six targeted neighborhoods in January 2012 than there are now (457) without intervention.

Source: University of Nevada, Reno

"Government used to have staff to work on this type of data, but now, often they don't," he said.

When the center was established in June 2007, Bonnenfant said they were doing a lot of work for developers, commercial brokers, financial institutions and businesses looking to start or re-

locate here.

"That's just about disappeared now," he said. "Now, our work has turned into an analysis of the problem, instead of an analysis of the growth."

*Claudene Wharton is media relations officer at the University of Nevada, Reno.*

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# RENO GAZETTE-JOURNAL

ONLINE AT RGJ.COM ✕

WEDNESDAY, SEPTEMBER 29, 2010

75 CENTS

## Agency buys its 100th foreclosure

## Housing authority program aims to boost neighborhoods

By Susan Voyles  
svoyles@rgj.com

The 100th foreclosed home purchased by the Reno Housing Authority for \$127,000, will become some lucky family's new home in Sun Valley's Highland Ranch development.

Using \$26.2 million federal grants, the housing authority is remodeling the homes, bringing them back to a nearly new condition and selling or renting them at discounted prices.

"We have purchased 100 foreclosed homes that were empty, vacant and the lawns were dead," housing author-

ity director David Morton said Tuesday as about 75 local officials, contractors, appraisers and others gathered at the home on Micmac Court in Sun Valley to celebrate the milestone.

"If any you of have gone through one home sale, then you know how difficult it is to buy 100," he said.

In addition to providing housing to eligible residents, the program also is helping to improve neighborhoods and employs local companies to do the repair work.

In the neighborhood stabilization

SEE HOUSING, 5A ■



PHOTOS BY DAVID B. PARKER/RGJ

David Morton, director of the Reno Housing Authority, speaks during an event celebrating the 100th foreclosed home purchased by the program during an event celebrating the 100th foreclosed home purchased by the program.

Attendees gather for photos Tuesday during an event celebrating the 100th foreclosed home purchased by the Reno Housing Authority's neighborhood stabilization program.



# Housing/Local workers hired as much as possible

**From 1A**  
 program, the housing authority has used \$9 million to buy the first 100 homes, and another \$17.2 million will be used to purchase 150 more foreclosed homes, Morton said.

Targeted neighborhoods include the Highland Ranch development in Sun Valley, Sky Vista in Stead and older sections of Sparks between Prater Way and McCarran/Baring boulevards to the north.

In addition, Morton said, 100 housing vouchers — rental assistance provided by the agency to families — will be set aside to lease homes in the targeted neighborhoods. With long-term, steady renters as the carrot, he said, that could encourage investors to buy and renovate 100 other homes, another \$12 million investment.

"This is innovative. Nobody else has done this in the country," Morton said.

The housing authority also invested \$1 million of its own money so that it can snap up properties quickly as needed.

Washoe County is ranked No. 21 in the country in home foreclosures.

Consuelo Westreicher and her husband bought the first foreclosed home put up for sale by the housing authority a year ago in Sky Vista. Working several jobs, the couple saved their money for a down payment after living in low-income housing for years.

"It's a big difference," Westreicher said. "We are happy. We have three kids, and they have more space to play."

Tony Ramirez, field director for the U.S. Housing and Urban Development Department in Reno, said the housing authority scored a

"three thumbs up" in an audit by the department's inspection general before the last grant of \$21 million was awarded in February.

Ramirez said the Micmac Court home is typical of the downward spiral seen in many Washoe County neighborhoods. The housing authority also has a bid on a foreclosed home across the street and another nearby home is in the initial stage of foreclosure. That is three of 11 homes in the cul-de-sac.

The housing authority, he said, "will get a family back in here, and the home will be a contributor to the neighborhood rather than a drag."

The University of Nevada, Reno's Center for Regional Studies reports that 61 percent to 88 percent of the homes for sale in the targeted areas are distressed properties that are bank-owned or have a notice of default against them. Home values in the targeted areas have dropped by 45 to 52 percent from early 2006 to early 2009.

Without intervention, the center estimates these areas would have 800 distressed homes by January 2012. There now are 457 distressed homes.

Morton credited Reno Councilwoman Jessica Sferazza, a housing authority board member, for pushing him to apply for the grants for a countywide program and getting local officials to back the plan.

"Jessica was convinced we were going to move on this. There was no way of saying 'no,'" he said.

Sferazza said residents in several additional Reno neighborhoods in the northwest now are asking for the housing authority's help.

"We don't want home values to decrease any more in

## TO BUY A HOME

» Residents must have an income and be a first-time homeowner. For a family of two, income can range from \$28,500 to \$68,350, or for a four-person family, from \$35,600 to \$85,000.

» Available homes for sale or rent are listed on the housing authority's website at [www.renoha.org](http://www.renoha.org). Click on the "Home Purchase/Rent" link in the left-hand column.

## ON RGJ.COM/ FORECLOSURES

Log on to view an interactive map of foreclosures from the past 60 days in Washoe County.

## BY THE NUMBERS

**\$26.2 MILLION:** Amount in federal grants that the Reno Housing Authority is using to purchase and remodel foreclosed homes in Washoe County

**21ST:** Washoe County's rank in the country for home foreclosures

**457:** Number of distressed homes in the areas being targeted by the housing authority



DAVID B. PARKER/RGJ

Maryann Infantino of First Centennial Title looks at photos of foreclosed homes, bought by the Reno Housing Authority's neighborhood stabilization program, on Tuesday during an event celebrating the 100th purchase.

this city," she said.

The housing authority bought the four-bedroom corner lot home on Micmac Court for \$127,000. Morton plans to invest about \$5,000 in new carpeting and other improvements inside and several thousand dollars more outside so that the entire yard is xeriscaped.

The sales price will be the appraised value or what the housing authority has invested in the home, whichever is smaller. In addition, the buyers will be entitled to a \$5,000 cash grant toward the purchase and another \$15,000 in a forgivable loan. That means the loan will be reduced annually by \$1,000 until it reaches that \$15,000 maximum.

Structuring the deal this way keeps the recorded sales price higher to help stabilize the neighborhood, Morton said.

In addition, the housing authority will use the sales proceeds to buy another home in a targeted area. As

that's the case with all of the homes sold, Morton said the benefits could go on indefinitely.

As much as possible, local contractors are hired to do the rehab work, he said.

Grace Mill, of SCK Painting and Drywall, won a bid to paint many of the homes, allowing her to keep her 14 employees on the payroll.

"I did not have to let my people go. I was really fortunate," she said. "Last year, especially, it was going slow. Nobody was doing anything, buying homes or fixing them up."

Tom Black, owner of Outdoor Experts Inc., also landed a bid to do minor construction work for some of the homes. A local contractor since 1977, he downsized and created a new, smaller company with two employees.

"These guys are very thorough with everything they do, right down to the landscaping," he said of the housing authority's efforts to ensure the work is done right.



Also Inside

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# Daily Sparks Tribune

your community newspaper since 1910

50¢ • VOLUME 103 NUMBER 49

SATURDAY, FEBRUARY 18, 2012

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## RHA RANKS SECOND NATIONALLY IN HOME STABILIZATION PROGRAM

**Local housing authority gobbling up foreclosed homes**

By Tribune Staff

RENO — The consortium led by the Housing Authority of the City of Reno (RHA) has expended more than 74 percent of its \$21 million Neighborhood Stabilization Program 2 (NSP2) grant funds, the second highest expenditure rate in the nation, according to information released by Mercedes Márquez, the federal Housing and Urban Development's assistant secretary for community planning and development.

The consortium is made up of the Housing Authority of the City of Reno, the City of Reno as the lead agency for the Washoe County HOME Consortium, the Nevada Rural Housing Authority, Consumer Credit Counseling Affiliates and Charles Schwab Bank. Each member of the consortium has assisted in the successful implementation of NSP2.

The NSP2 grant was awarded in February 2010 and grantees were required to have spent at least 50 percent of their grant funds within two years. RHA et al have been working hard to not only achieve but sur-

pass that deadline. David Morton, RHA's executive director, was excited by the news.

"I knew we were doing well," he said. "But I did not know we were ranked second out of the 56 grantees across the country."

Prior to the NSP2 award, Reno, Sparks and Washoe County had requested that RHA administer and purchase foreclosed properties under NSP1, the Good Neighbor Program, and the Oliver Montello EDI grant. The NSP2 application was submitted after major progress in purchasing and rehabilitating foreclosed single-family homes that had already been made under each of these programs.

At the two-year mark, RHA has purchased 111 foreclosed properties with NSP2 funds, 75 of which have either been rented or sold. RHA is using a significant number of local contractors to assist in the rehabilitation of these homes.

In addition to the properties purchased using NSP2 funds, RHA has also purchased 10 houses using the \$1 million RHA pledged to assist the NSP2 efforts in the target areas.

NSP2 regulations also require that income be spent as it comes in, before more grant funds

can be drawn down. RHA has spent \$562,354.08 in program income. Once the grant funds have all been expended, remaining program income will be used to continue the goals of NSP2, though the properties may

be purchased outside the target areas at that point.

Sixty-one properties have been purchased for rental to families with incomes under 50 percent of the Area Median Income (AMI). Of the 61 properties

purchased, 28 are in Sun Valley, 16 are in Sparks, 14 are in Stead and three are in northeast Reno.

Of the 61 properties purchased to date, 60 have been rented. The last property is under rehabilitation

and should be completed by April.

Thirty properties have been purchased using NSP2 funds to be sold directly to households with

See RHA page 2



family of a Washington state man who was killed in September's crash at the Reno Air Races is filing a wrongful death suit.

It's the latest in a string of similar lawsuits filed after the crash that killed 11 people and injured 70.

The Reno Gazette-Journal reports that the lawsuit filed by the family of Gregory Morcum accuses Reno Air Racing Association Inc. of holding an unsafe event. Morcum was a spectator at the race.

Association officials say they haven't been served with the complaint and can't comment.

Among others, the lawsuit also targets the estate of the pilot whose P-15

the race again this year.

## NV court says man's \$3M estate goes to the state

CARSON CITY (AP) — The Nevada Supreme Court says the \$3 million estate of a man who disinherited his family reverts to the state.

In a unanimous opinion Thursday, justices reversed a lower court judge in Clark County who awarded the estate of William Melton to his daughter, Vicki Palm. Melton disinherited Palm decades ago.

Melton signed a formal will in 1975, leaving most of

In 1995, he sent a letter to Kelleher leaving her his entire estate and disavowing his relatives. Kelleher died in 2002. Melton died four years later.

Justices said Melton's disinheritance was enforceable, and under Nevada law, his assets go to the state for education.

## Las Vegas woman nominated to federal judge post

LAS VEGAS (AP) — President Barack Obama has nominated a Las Vegas judge to serve on the U.S.

law panel of Harte, Lane, Peek, Dennison & Howard before becoming a judge.

If confirmed, she will replace U.S. District Judge Philip Pro. He took office in 1987.

Democratic Senate Majority Leader Harry Reid of Nevada nominated Cadish. He says she is a highly respected legal mind who has demonstrated fairness.

## Calif. senator calls Nevada Tahoe law inflammatory

CARSON CITY (AP) — A leader in the California Senate has some strong

complain that votes needed on the 14-member governing board to approve regulations and projects within the Tahoe basin are stymied by a pro-environmental bias from California.

Among other things, SB271 passed last year calls for Nevada's withdrawal from the agency by 2015 unless the voting scheme is changed.

In a letter Wednesday to Nevada lawmakers, Steinberg says Lake Tahoe shouldn't become a "political hostage" to special interest groups.

Both states have named delegations to meet and discuss the issues.

Immigration and Customs Enforcement office in Long Beach, a law enforcement official told The Associated Press.

The Long Beach police official said the shooter killed one person, wounded another with a shot to the stomach, and then was killed. It was not immediately clear if the shooter died from a self-inflicted wound.

The official spoke on condition of anonymity because he wasn't authorized to speak publicly about the case.

It was not clear what motivated the shooting at the Glenn M. Anderson Federal Building in downtown Long Beach.

## RHA

from page 1

between 50 percent and 120 percent AML. Of these properties, 19 are in Sun Valley, seven are in Stead and four are in Sparks.

Ten of these properties have already been sold and the remaining properties are undergoing rehabilitation. RHA plans to purchase many more properties to be sold over the next year, though the exact number will depend on how fast the rehabilitation and resale of the properties proceeds.

Each of these properties is sold for the lesser of a current appraisal or the amount spent on purchase and rehabilitation by RHA. There is also a \$15,000 forgivable, interest-free loan and up to \$5,000 in grants to assist with closing costs attached to each property.

RHA's effectiveness in managing scattered-site, single-family rental programs was recognized in 2011. HUD contracted with Enterprise Community Partners to create a training video and used RHA as the featured agency.

## SAFETY

from page 1

afraid to carry out an attack inside this country.

U.S. officials long have worried that Iran would use Hezbollah to carry attacks into the United States. After a decade of investigations, the FBI has identified Hezbollah sympathizers and financiers, but current and former counterterrorism officials said there has been no clear evidence of an operational Hezbollah cell on U.S. soil. The U.S. considers Lebanon-based

Hezbollah a terrorist organization.

"Their potential threat is greater than any other group out there," said Andrew Arena, the FBI's special agent in charge in Detroit. Hezbollah isn't just a terrorism group, he said. "You've got to look at them militarily. You've got to look at them as an intelligence threat. They're more sophisticated because they've been doing it a lot longer."

Arena said conventional wisdom has been that Hezbollah does too well raising money in the U.S., and therefore attacking the U.S.

would not be wise. But, Arena said, the question is what's Hezbollah's line in the sand, what would cause the terror group or Iran to unleash them to attack the U.S.

Terror financing and criminal enterprise cases with Hezbollah links have occurred in North Carolina, New York, Ohio, Michigan and California. Federal officials have said Hezbollah is operating in Central America and in recent years has become a player in the global cocaine trade. Worries of the militant group infiltrating Mexico

have long persisted.

In Los Angeles, law enforcement has always been concerned about people with Hezbollah ties involved in selling counterfeit goods, Downing said. And while the Hezbollah operatives have yet to turn their focus toward attacking the U.S.

Iran has been blamed for violent acts in the U.S. before. In 1980, for instance, an American convert to Islam gunned down an Iranian critic of Iran's religious leaders in Bethesda, Md.

U.S. Department of Housing and Urban Development  
San Francisco Multifamily Hub

# *Award For Excellence*

PRESENTED TO

***Reno Housing Authority***

*And*

***Washoe Affordable Housing  
Corporation***

The San Francisco Multifamily Hub's "Award For Excellence" is presented to the Reno Housing Authority and Washoe Affordable Housing Corporation for their outstanding performance in implementing HUD's Section 8 Contract Administration initiative in the State of Nevada.



*Janet L. Browder*  
\_\_\_\_\_  
Janet L. Browder  
Director, San Francisco Multifamily Hub  
U.S. Department of Housing

11/20/01  
Date

U.S. Department of Housing and Urban Development  
San Francisco Multifamily Hub

# Award For Excellence

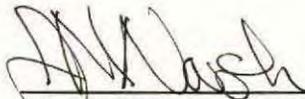
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**Reno Housing Authority**

And

**Washoe Affordable Housing Corporation**

The San Francisco Multifamily Hub's "Award For Excellence" is presented to the Reno Housing Authority and Washoe Affordable Housing Corporation for their outstanding performance in the administration of HUD's Section 8 Contract Administration Program in the State of Nevada.



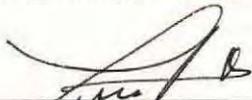
Matt Naish  
Contract Administration Oversight Monitor  
San Francisco Multifamily Hub

1-9-06  
Date



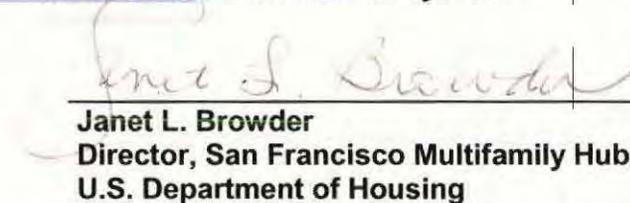
J. Patrick Goray  
Director of Operations  
San Francisco Multifamily Hub

1-9-06  
Date



Frank Castro  
Supervisory Project Manager  
San Francisco Multifamily Hub

1-9-06  
Date



Janet L. Browder  
Director, San Francisco Multifamily Hub  
U.S. Department of Housing

1/9/06  
Date

U.S. Department of Housing and Urban Development  
San Francisco Multifamily Hub

2006

# Award For Excellence

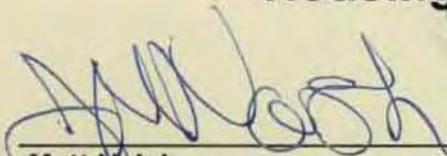
PRESENTED TO

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And

**Washoe Affordable Housing Corporation**

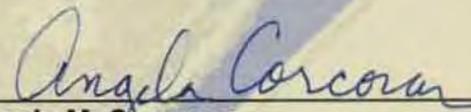
The San Francisco Multifamily Hub's "Award For Excellence"  
is presented to the Reno Housing Authority and Washoe Affordable  
Housing Corporation for outstanding customer service.



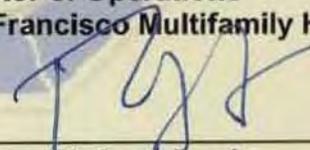
Matt Naish  
Contract Administration Oversight Monitor  
San Francisco Multifamily Hub



Frank Castro  
Supervisory Project Manager  
San Francisco Multifamily Hub



Angela M. Corcoran  
Director of Operations  
San Francisco Multifamily Hub



Thomas W. Azumbrado  
Director, San Francisco Multifamily Hub  
U.S. Department of Housing

U.S. Department of Housing and Urban Development  
San Francisco Multifamily Hub

*Award for Excellence – Fiscal Year 2007*

PRESENTED TO

**Reno Housing Authority**

And

**Washoe Affordable Housing Corporation**

The San Francisco Multifamily Hub's "Award for Excellence" is presented to the Reno Housing Authority and Washoe Affordable Housing Corporation for their outstanding performance in the administration of HUD's Section 8 Contract Administration Program in the State of Nevada.

*Danilo A. Dadios*

Danilo Dadios  
Contract Administration Oversight Monitor  
San Francisco Multifamily Hub

6/2/08

Date

*Angela Corcoran*

Angela Corcoran  
Director of Operations  
San Francisco Multifamily Hub

6/2/08

Date

*Frank Castro*

Frank Castro  
Supervisory Project Manager  
San Francisco Multifamily Hub

6-2-08

Date

*Tom Azumbrado*

Tom Azumbrado  
Director, San Francisco Multifamily Hub  
U.S. Department of Housing

6-2-08

Date

**RESOLUTION NO. 7714**

**RESOLUTION SUPPORTING THE HOUSING AUTHORITY OF  
THE CITY OF RENO IN ITS APPLICATION TO THE U.S.  
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
FOR DESIGNATION AS A MOVING TO WORK AGENCY.**

**WHEREAS**, the Housing Authority of the City of Reno (RHA) is a high performing and award winning Housing Authority that is currently administering HUD's Project Based Contract Administration Program for the State of Nevada and is the lead agency in the Consortium's NSP2 grant administering \$20,995,000 in Reno, Sparks and Washoe County; and

**WHEREAS**, the Housing Authority of the City of Reno is seeking to participate in HUD's Moving to Work demonstration program, a highly competitive program for high performing Housing Authorities; and

**WHEREAS**, Moving to Work status would enable the Housing Authority of the City of Reno to combine funds between the Housing Choice Voucher, Public Housing and Capital Fund programs, and obtain waivers from many routine HUD regulations in order to (1) reduce cost and achieve greater cost effectiveness in Federal expenditures, (2) give incentives to families with children where the head of household is working, is seeking work or is preparing for work, (3) increase housing choices for eligible low income families, (4) establish two model rent policies designed to encourage employment and self-sufficiency by participating families with children, and (5) increase mobility options for low income families with children in RHA's housing programs; and

**WHEREAS**, the Housing Authority has developed a plan in conjunction with its Resident Advisory Board, its Resident Councils, local government staff and several social services agencies that meets these objectives and would reduce administrative costs, relieve administrative burdens on residents, experiment with alternative rental policies, purchase and rehabilitate additional properties, and enable the Housing Authority to use Project Based rental assistance to provide additional mobility options for its residents.

**NOW, THEREFORE, BE IT HEREBY RESOLVED** that the Reno City Council expresses its strong support of the efforts made by the Housing Authority of the City of Reno to be designated as a Moving to Work agency.

Upon motion by Council Member Sferrazza, seconded by Council Member Hascheff, the foregoing Resolution was passed and adopted this 23<sup>rd</sup> day of May, 2012 by the following vote:

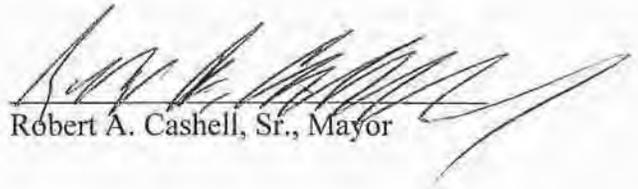
AYES: Sferrazza, Hascheff, Gustin, Zadra, Dortch, Aiazzi, Cashell

NAYS: None

ABSTAIN: None ABSENT: None

APPROVED this 23<sup>rd</sup> day of May, 2012.



  
Robert A. Cashell, Sr., Mayor

ATTEST:

  
Lynnette R. Jones, City Clerk

# 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 Consolidated Plan.  
(Type or clearly print the following information:)

Applicant Name: Housing Authority of the City of Reno

Project Name: Moving to Work demonstration program

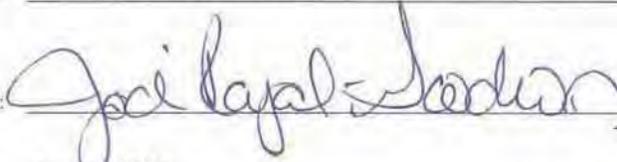
Location of the Project: Reno, Sparks, and Washoe County  
\_\_\_\_\_  
\_\_\_\_\_

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

Name of Certifying Jurisdiction: Washoe County HOME Consortium (Reno, Sparks, and Washoe County)

Certifying Official of the Jurisdiction Name: Jodi Royal-Goodwin

Title: Housing & Neighborhood Development Administrator, City of Reno

Signature: 

Date: June 12, 2012

## **RHA Energy Efficient Improvements Carried Out for Public Housing**

### Mineral Manor

1. Thermal windows installed
2. Ceiling fans added in living room
3. New energy efficient furnaces
4. New more efficient water heaters with blankets
5. New Energy Star appliances
6. New energy efficient interior lighting for dwelling units and office spaces
7. New energy efficient exterior lighting.
8. Additional “blown in” attic insulation
9. All units: low flow toilets, shower heads, faucet aerators

### Tom Sawyer Village

1. Thermal windows installed
2. New “Drivit System” thermally efficient stucco exterior siding
3. New Energy Star appliances
4. New energy efficient furnaces
5. New poly urethane foam insulation / roofing installed
6. New improved efficiency water heaters with blankets
7. Ceiling fans installed in living room
8. New SEER 12 ductless air conditioning installed
9. New energy efficient interior and exterior lighting
10. All units: low flow toilets, shower heads, faucet aerators

### Silverada Manor

1. Additional attic “blown in” insulation
2. New energy efficient AC chillers and air handlers in all units
3. Thermal windows installed
4. Ceiling fans in dining room
5. “Change a Light, Save the World” compact fluorescent bulbs installed
6. New Energy Star appliances
7. New energy efficient exterior LED lighting
8. All units: low flow toilets, shower heads, faucet aerators

### Stead Manor

1. Whole house fans installed.
2. Continuous ridge attic vent installed
3. New R-49 “blown in” attic insulation
4. Thermal windows installed
5. Energy Star appliances
6. New ceiling fans and interior lighting upgrades
7. New more efficient water heaters with blankets
8. All units: low flow toilets, shower heads, faucet aerators

## **RHA Energy Efficient Improvements Carried Out for Public Housing**

### Hawk View Apartments

1. Thermal windows installed
2. Energy Star appliances
3. New energy efficient furnaces
4. SEER 13 ACs installed
5. Additional R-49 attic “blown in” insulation
6. Under floor insulation installed
7. Continuous ridge attic vent installed
8. Carpet installation in upstairs units
9. Ceiling fans installed in family room
10. New energy efficient interior and exterior lighting
11. New more efficient water heaters with blankets
12. All units: low flow toilets, shower heads, faucet aerators

### Essex Manor

1. Thermal windows installed
2. Energy Star appliances
3. Continuous ridge attic vent installed
4. Under floor insulation
5. New energy efficient furnaces
6. High efficiency evaporative coolers
7. Whole house fans installed
8. New polyurethane foam insulated roofing on community building
9. New LED exterior security lighting
10. New energy efficient interior lighting
11. New more efficient water heaters with blankets
12. All units: low flow toilets, shower heads, faucet aerators

### Myra Birch Manor

1. Thermal windows / sliding glass doors installed
2. Energy Star appliances
3. New more efficient water heaters with blankets
4. Whole house fans installed
5. Energy efficient interior and exterior lighting
6. New energy efficient HVAC.
7. New R-49 attic insulation
8. All units: low flow toilets, shower heads, faucet aerators

### John McGraw Court

1. Thermal windows installed
  2. Energy Star appliances
  3. New R-49 attic insulation
  4. Energy efficient furnaces and ACs
- Ceiling fans installed in family room

**Turf Reduction of Public Housing Sites  
Includes the Projected Landscape Work**

	<b>Total Turf Area (SQ. FT.)</b>	<b>Total Reductions (SQ. FT.)</b>	<b>Current Turf Area (SQ. FT.)</b>	<b>% Reduced to Date</b>
<b>Mineral Manor</b>	367,183	322,483	44,700	87.8
<b>Tom Sawyer Village</b>	165,189	77,095	88,094	46.7
<b>Silverada Manor</b>	192,826	152,701	40,125	79.2
<b>Stead Manor</b>	36,878	32,011	4,867	86.8
<b>Hawk View Apartments</b>	238,497	89,684	148,813	37.6
<b>Essex Manor</b>	362,736	362,736	0	100.0
<b>Myra Birch Manor</b>	5,078	5,078	0	100.0
<b>Public Housing Sites Total</b>	1,368,387	1,041,788	326,599	76.1

April 10, 2012

Jo Ann Ellers  
Director of Asset Management  
Housing Authority of the City of Reno  
1525 East Ninth Street  
Reno, NV 89512

Dear Ms. Ellers:

On behalf of the Charles Schwab Bank I want to offer our continued support for the Reno Housing Authority, particularly in its application as a demonstration site for the Moving to Work (MTW) program. We have supported RHA's Family Self-Sufficiency (FSS) program for many years and feel that the designation of MTW will complement services currently provided by FSS.

In the past, we have provided up to \$15,000 in IDEA matching funds for FSS escrow funds. We assist FSS participants in securing mortgages through Charles Schwab Bank. Currently we are supporting "Asset Learning Clusters" an innovative Financial Stability Partnership project that the RHA's FSS program and nine other agencies have been selected to participate. This partnership will provide the FSS coordinators with information and resources to help enhance the FSS program by incorporating asset building strategies. It has been proven that families that acquire and preserve assets are more likely to break the cycle of poverty. This partnership will focus on the importance of:

- Improving credit scores
- Avoiding predatory lenders and retailers
- Utilizing free tax preparation and accessing tax credits
- Banking with mainstream financial institutions
- Budgeting and savings

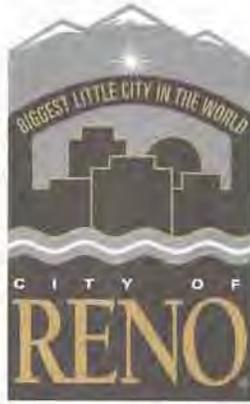
FSS Coordinators will receive technical assistance to develop and implement a capacity building work plan that supports the goal of self-sufficiency that is the essence the FSS program. Ongoing training and resource information will be provided through teleconferences and webinars. In addition they will receive a \$1,000 grant from Charles Schwab Bank. These funds can be used for training materials, professional development of staff and volunteers or equipment such as computers to help clients access asset building resources and training.

We are excited to support RHA in its MTW application process and look forward to continuing our partnership with the FSS program.

Sincerely,



Nancy Brown  
Senior Manager, Community Development  
Charles Schwab Bank



May 24, 2012

David Morton, Executive Director  
Housing Authority of the City of Reno  
1525 East 9<sup>th</sup> St  
Reno, NV 89512

Dear Mr. *David* ~~Morton~~

On behalf of the City of Reno and Washoe County HOME Consortium please accept this letter of support for the Housing Authority of the City of Reno's (RHA) Moving to Work application. The application is consistent with the Consolidated Plan as it improves housing opportunities for low- and moderate-income (LMI) individuals and households as well as provides incentives to improve their employment and income conditions.

By increasing the range of housing opportunities to LMI households throughout the community, RHA's plan would further fair housing and remove barriers to housing choice. Through the purchase of 50 single-family homes, duplexes or condominiums in low poverty areas and utilizing project-based vouchers, Participants will have new long-term housing options where they currently do not. Targeting long-term public housing families with good rental histories to occupy these homes will open housing opportunities that are presently non-existent strengthening fair housing and creating mixed income neighborhoods that benefit lower income residents in so many social and economic ways.

This acquisition of units also continues to support the Neighborhood Stabilization Program efforts undertaken by local jurisdictions throughout the region to assist in reducing the area's extremely high foreclosure rates.

The RHA proposal to partner with local non-profit service agencies and utilize project-based vouchers in scattered site properties will provide much needed, truly affordable housing opportunities for families experiencing homelessness. This will assist the community in meeting the goals of the U.S. Department of Housing and Urban Development under the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 and the Reno Area Alliance for the Homeless, the local continuum of care.

Should you have any questions regarding our support of this project please don't hesitate to contact me at 775-334-2305.

Sincerely,

Jodi Royal-Goodwin  
Housing & Neighborhood Development Administrator



# FINANCIAL GUIDANCE CENTER

April 10, 2012

Jo Ann Ellers  
Director of Asset Management  
Housing Authority of the City of Reno  
1525 East Ninth Street  
Reno, NV 89512

RECEIVED

APR 16 2012

RENO HOUSING  
AUTHORITY

Dear Ms. Ellers:

I am pleased to write this letter of support for the Reno Housing Authority's application for the Moving to Work (MTW) designation. For over 15 years, we have supported RHA's Family Self-Sufficiency (FSS) program by offering free Financial Management workshops and personal credit counseling services to FSS participants. We have assisted them in improving their credit scores and cleaning up negative credit histories. In many cases, they have been able to move into homeownership upon completion of the FSS program.

We are excited to be introducing to RHA's FSS participants a program that has proven to be both popular and successful in the San Francisco area, *Lending Circles*. FSS/MTW participants are prime candidates for participation in this program. Benefits of the program include:

- Average increase of 30 points in credit scores
- Financial knowledge increases
- Savings increase
- Offers a secure way to manage money
- Access to a 0 fee, 0% interest loan

We look forward to introducing your FSS participants to this opportunity. Low credit scores are the bane of many public housing residents. *Lending Circles* offers them a way to dramatically increase their scores while also providing the benefits listed above. Participation in a lending circle will enhance their ability to achieve self-sufficiency and possibly homeownership. We will continue to offer to your FSS participants our workshops and credit counseling services.

A continuance of our partnership with RHA and the applicants for your *NSP Home Purchase Program* and *NSP Lease To Own* program will enable participants to move into homeownership. Through individual counseling, applicants will learn how to improve credit scores, build assets and achieve the financial stability needed to successfully purchase, own and maintain a home. We will continue serving RHA clients through our 8-hour, comprehensive, HUD, Freddie Mac, Fannie Mae, MGIC and PMI approved homeownership training. As in the past, we will ensure that sufficient classes are scheduled to accommodate the needs of RHA applicants and that enrollment is prioritized for these participants.

Sincerely,

Jill Perry  
Northern Nevada Director



Healthy Families Foundation  
Mailing Address:  
1285 Baring Blvd # 404  
Sparks, NV 89434  
Telephone: (775) 322-3339  
Email: [HealthyFamiliesFoundation@msn.com](mailto:HealthyFamiliesFoundation@msn.com)  
EIN: 47-0867287

## Healthy Families



April 10, 2012

Jo Ann Ellers  
Director of Asset Management  
Housing Authority of the City of Reno  
1525 East Ninth Street  
Reno, NV 89512

Dear Ms. Ellers:

On behalf of Healthy Families Foundation (HFF) I want to offer our continued support for the Reno Housing Authority (RHA), particularly in its application as a demonstration site for the Moving to Work (MTW) program. We have partnered with RHA's Family Self-Sufficiency (FSS) program for the past five years through our Living Scholarship program.

HFF offers RHA's FSS participants a Living Scholarship. This unique scholarship provides ongoing support for FSS participants who are single parents and full time students in a two or four year college or trade school. HFF provides the Living Scholarship to each recipient via monthly stipends.

HFF's partnership with Reno Housing Authority (RHA) and their FSS program strives to accomplish the following goals:

- Graduate from college or trade school
- Career training and job placement after graduation
- Mentoring and assisting other parents and families
- Providing workshops for parenting skills, stress management, time management and credit counseling
- Financial independence (eliminate the need for government assisted programs)

We strongly believe the MTW designation will provide an exceptional opportunity for RHA to beneficially impact the lives of its residents in public housing or on housing choice vouchers. We like to see changes in policy that assist our mutual clients on their road towards independence and self-sufficiency through education and financial support. If we can be of further assistance please feel free to contact me at 332-3339.

Sincerely,



Patrice Goodrich  
Founder and President

**BOARD OF  
DIRECTORS**

**President**

**Stuart Brady**  
Wells Fargo Bank  
*Reno, NV*

**Executive Vice  
President & Chief  
Operating Officer**

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Council  
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*Carson City, NV*

**Joe Herring**

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Development  
*Twin Falls, ID*

**Patricia Kenny**

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**Brian Maddox**

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*Las Vegas, NV*

**Jerry Martin**

*Las Vegas, NV*

**Jason Meyerhoeffer**

First Federal Savings  
Bank of Twin Falls  
*Twin Falls, ID*

**Jane Pavek**

Wells Fargo Bank  
*Boise, ID*

**Doreen Rogers**

U.S. Bank  
*Reno, NV*

12 April 2012

David Morton,  
Executive Director  
Reno Housing Authority  
1525 East 9<sup>th</sup> Street  
Reno, NV 89512

RE: Moving to Work letter of intent

Dear David:

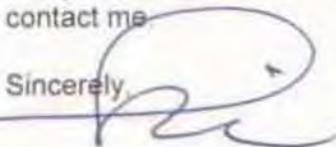
The Idaho-Nevada CDFI has expressed our interest in providing a permanent loan for the project. We are prepared to provide permanent financing with the following terms and conditions:

Loan Amount:	Not to exceed \$3,000,000;
Interest Rate:	5.5%;
Loan Term:	15 years;
Amortization:	30 years;
Type:	Recourse;
Fee:	1% origination fee and out of pocket costs at actual rate.

Conditions: Satisfactory completion of final underwriting, final approval of other funding sources, all standard terms and conditions of Idaho-Nevada CDFI will be applied as well as any other terms and conditions the Loan Committee may determine are necessary.

The Idaho-Nevada CDFI is please to continue providing financing for affordable housing projects in Reno and to your organization. If any further information is needed, please don't hesitate to contact me

Sincerely,



Chuck Prince,  
EVP and Chief Operating Officer

**Pocatello Main**

**Chuck Prince, EVP & COO**

P.O. Box 413, Pocatello, ID 83204

Phone (208) 637-0671 • Fax (208) 478-2770

Email [chuck@idahonevadacdfi.org](mailto:chuck@idahonevadacdfi.org)

**Boise Branch**

**Cindy Williams, SVP for Investor Relations**

P.O. Box 44922, Boise ID 83711-0922

Phone (208) 323-1545 • Fax (208) 323-5945

Email [cindy@idahonevadacdfi.org](mailto:cindy@idahonevadacdfi.org)



Job Opportunities In Nevada

1005 Terminal Way, Suite 202  
Reno, Nevada 89502  
PHONE: (775) 785-6106  
FAX: (775) 785-4710 • www.join.org

14 May 2012

Jo Ann Ellers  
Director of Asset Management  
Housing Authority of the City of Reno  
1525 E. Ninth Street  
Reno, NV 89512

Dear Ms. Ellers:

Please accept this letter as a show of support and collaboration between the Reno JOIN, Inc. office and the Reno Housing Authority (RHA), particularly in the latter's application as a demonstration site for the "Moving to Work" (MTW) program. In the past, JOIN has supported the RHA's Family Self-Sufficiency (FSS) program. The designation of MTW will complement services currently provided by FSS.

JOIN [www.JOIN.org](http://www.JOIN.org) is a federally funded 501 (c)(3) non-profit job training agency designed to help individuals gain skills needed to become more employable in the local labor market. Through funding of the Workforce Investment Act, JOIN focuses on occupational-specific training to Adult and Displaced Workers looking to re-enter the job market. JOIN offers:

- Employment Enhancement
- Occupational Training
- Career Exploration
- Case Management and Personalized Services

JOIN offers services that assist with job search and employment including but not limited to career interest & skills assessments, career exploration, individualized resume & job search assistance. Workshops are available to address the needs of job seekers.

The MTW designation would provide an exceptional opportunity for RHA to beneficially impact the lives of its residents in public housing and on housing choice vouchers. In an effort to increase efficiency and effectiveness of delivery of programs and services, while minimizing duplicity of such, the Reno JOIN office fully supports the RHA in its application process for MTW.

Sincerely,

Branch Manager JOIN, Inc.  
Reno Office  
1201 Terminal Way #104  
Reno NV 89502  
775.336.4450 X 201  
[jdowney@join.org](mailto:jdowney@join.org)

**BRANCH OFFICES**

☐ Carson City  
1925 N. Carson Street  
Carson City, NV 89701  
Phone: (775) 283-0125  
Fax: (775) 283-0133

☐ Elko  
172 6th Street  
Elko, NV 89801  
Phone: (775) 753-1908  
Fax: (775) 753-7212

☐ Ely  
1500 Avenue F  
Suite 1  
Ely, NV 89301  
Phone: (775) 289-3061  
Fax: (775) 289-1615

☐ Fallon  
121 Industrial Way  
Fallon, NV 89406  
Phone: (775) 423-6162  
Fax: (775) 423-0672

Reno  
1201 Terminal Way  
Suite 104  
Reno, NV 89502  
Phone: (775) 336-4450  
Fax: (775) 336-4798

☐ Winnemucca  
705 E. 4th Street  
Winnemucca, NV  
89445  
Phone: (775) 623-6218  
Fax: (775) 623-6219

**PRONET OFFICE**

☐ ProNet  
1201 Terminal Way  
Suite 104  
Reno, NV 89502  
Phone: (775) 336-4450  
Fax: (775) 336-4798

An Equal Opportunity Employer/Program



# WASHOE HIGH ADULT PROGRAM

---

777 West Second Street  
Reno, Nevada 89503  
(775) 333-5020  
(775) 333-6029

May 31, 2012

Jo Ann Ellers

Director of Asset Management

Housing Authority of the City of Reno

1525 E. Ninth Street

Reno, Nv 89512

Dear Ms. Ellers:

On behalf of Washoe Adult Education I want to offer our continued support for the Reno Housing Authority, particularly in its application as a demonstration site for the Moving to Work (MTW) program. In the past we have supported RHA's Family Self-Sufficiency (FSS) program and feel the designation of the MTW will complement services currently provided by FSS.

Washoe Adult Education is a non-profit agency designed to help individuals gain the skills needed to become more employable in the labor market. Washoe Adult Education focuses on Adult learners who did not earn a high school diploma; we are an official GED testing center and offer support and instruction for students to earn an Adult High School diploma.

The MTW designation would provide an exceptional opportunity for RHA to beneficially impact the lives of its residents in public housing and on housing choice vouchers. We strongly support you in this application process. If we can be of further assistance please feel free to contact me at 775-333-5150.

Sincerely,

Paul Mendive  
Administrator Adult Education

Women & Children's Center  
of the Sierra

and the Northern Nevada Diaper Bank

Providing education, job training, resources, and support to help women escape or avoid poverty,  
and provide a better life for their families.

April 23, 2012

Jo Ann Ellers  
Director of Asset Management  
Housing Authority of the City of Reno  
1525 East Ninth Street  
Reno, NV 89512

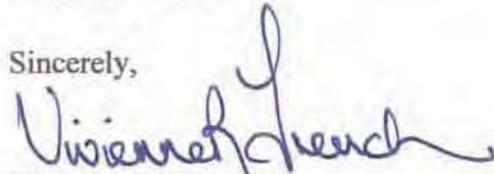
Dear Ms. Ellers:

On behalf of The Women and Children's Center of the Sierra (WACCS) I am offering our support for the Reno Housing Authority, particularly in its application as a demonstration site for the Moving to Work (MTW) program. In the past, we have supported RHA's Family Self-Sufficiency (FSS) program and feel that the designation of MTW will complement services currently provided by FSS.

As you can see by the mission above the Women and Children's Center of the Sierra provides education, job training, resources and support to help women escape or avoid poverty and provide a better life for their families. Our goal is to empower women raised in generational poverty to become contributing members of the community by offering a transition from public assistance to paid employment.

We look forward to partnering with Reno Housing Authority's FSS program with our *Getting Ahead* 12 week anti-poverty program. We believe the MTW designation would provide an exceptional opportunity for RHA to beneficially impact the lives of women in poverty. If we can be of further assistance please feel free to contact me at 775 825-7395.

Sincerely,



Vivienne R. French  
Executive Director

May 17, 2012

Mr. David C. Morton - Executive Director  
1525 East Ninth St.  
Reno, NV 89572-3012

RECEIVED

MAY 18 2012

RENO HOUSING  
AUTHORITY

Dear Mr. Morton:

In regards to the proposed Rent reform, May I suggest that requiring the income (stipend) from Title V, no longer be calculated because the process will not change or affect the rent. Similar to the issuance of food stamps, as you outlined in your letter. Thank you.

Sincerely,

John J.D. Dominick

Citi Vista  
650 Record St. Apt. 318  
Reno, NV 89512-3374  
Ph. (775) 333-2848



David Merton

RECEIVED

MAY 21 2012

RENO HOUSING  
AUTHORITY

Executive Director - R. H. A

Regarding your meeting, May 31, 2012-

Thank you for the invitation to attend. I am disabled  
and elderly.

I think all your ideas on the (MTW) are very  
good.

I would be interested in the decision on  
elderly-disabled and the purchase of 50  
single homes and duplexes. Sincerely,

Merle Lavenia Johnson

3300 Kawai Ct # D-12

Reno, NV 89509

PH: (775) 828-4115

O, write  
in sheet

Item #2071000

May 30th, 2012

David C. Morton  
Executive Director of  
Reno Housing Authority

RECEIVED

MAY 30 2012

RENO HOUSING  
AUTHORITY

Dear Mr. Morton,

I would like to be considered for  
the 2 year Recertification Program.

As a disabled senior, is very difficult  
to put together all paper work.

Thank you very much for  
the opportunity.

Hilda Redlin

O Morton  
" ch  
" Bunker  
" Redlin



TOM SAWYER VILLAGE RESIDENT COUNCIL  
Monthly Resident Council Meeting

DATE: April 4, 2012

Name	Address (#/B)	Telephone #
Carol Dinkler	2600 Tom Sawyer	359-9349
Bella Heufemans	2670 Tom Sawyer B	358-2850
Bernice Krohn	2435 Tom Sawyer "A"	331-1734
Connie Outiveros	2420 Tom Sawyer #A	913-8918
Jean C. Wangerman	2430 Tom Sawyer #A	355-8974
Janet Jergens	2620 " " #E	355-1153
Judith Lopez	2655 Carville	331-8669
Juan Lopez	2655 Carville	331-8669
Guillermo Garcia	2545 Tom Sawyer #C	
Sandy Tatarski	2620 Tom Sawyer Dr #1	358-7490
V. M.	2670 " " #C	unlisted
Margaret Allen	2610 Tom Sawyer Dr #E	359-9439





SILVERADA MANOR RESIDENT COUNCIL  
Monthly Resident Council Meeting

DATE: April 10, 2012

Name	Address	Telephone #
Sandra Parker	1514 Silverada Blvd.	331-3766
Cathy Appeta	1514 Silverada Blvd.	331-3766
GREG JOLLY	1504 SILVERADA BLVD.	233-9387
Carol Sellen	2486 SILVERADA	359-5097
Reinse S. Demangele	1440 Silverada Blvd	359-8716
Frank E. McDonald	2439 Carville Dr	
Mary A. HESS	2613 Carville Dr	303-2772
Rod Maderi	1518 Silverada	200-4398
Madyn M. Kushing	2631 Silverada Dr.	425-247-9986
Midge Fleming	2501 Carville Dr.	356-9434
Barry Grandberry	1430 SILVERADA BLVD	688-9566
Sharon Hill	1494 Silverada Blvd	356-1594
Hai Hoist	1374 Silverada Blvd	560-6413
Subhi Sarratoh	1430 SILVERADA BLVD	356 9456
Barbara Wilhelm	2495 Carville Dr.	359-2268
Glenda Scott	1414 Silverada Blvd	331-8405

MINERAL MANOR RESIDENT COUNCIL  
Monthly Resident Council Meeting

DATE: April 11, 2012

Name	Address	Telephone #
Laura Vazquez	1695 E 9st	322-2932
Saronda Valadez	1745 Andesite	443-6961
Fernando Valadez	1745 Andesite	443-6946
MARK J DOMBROWSKI	835 ERBIUM CR	
Aaron Clinton	1635 E 9th Street	345-9836
Angelina Spieth	880 Graphite	2216046
Imann Singh	880 GRAPHITE	2870817
LESLIE Singh	880 GRAPHITE	2870817
Claudia Ortega	1725 Est. 9th st.	335-6948
Gerardo Estradas	830 Fluorite	3798734
Eredina Marquez	830 Fluorite	8798734
Roxi Clute	1740 Andesite Ave	3797834
Monica Salinas	1875 E 9th st	303-9773
Peewee Jones	865 Erbium Cir	324-0975





**RESIDENT ADVISORY BOARD  
SIGN-IN SHEET  
Moving To Work Proposal  
April 16, 2012**

#	Name	Address	Telephone	e-mail address
1	Section 8 - FSS Graduate & NSP Home Renter Carla Herrera	2055 Oppedo St Sparks, NV 89431	331-7089	
2	Section 8 - FSS Participant & GNP Home Renter Michael Pugh	2751 Fajars Pl Reno 89510	825-8724	mpugh.nvvaahg@gmail.com
3	Public Housing - President, Stead Manor Resident Council Shauna Mildrum-Paine	5052 Cooca Ave Stead Manor	291-8914	
4	Public Housing - President, Tom Sawyer Village Resident Council Janet Jorgensen	2620 Tom Sawyer Dr Reno 89512	355-1153	
5	Section 8 - FSS Participant Marilyn Martinez	1955 Selmi Drive	2501035	martinez198227@att.net
6	Public Housing - President, Mineral Manor Resident Council Monter Salinas	1825 59th St Reno, NV	303-9773	SalinasMonter51@yahoo!
7	Section 8 - FSS Participant Timothy Hines	2777 Northtowne Ln 81009 Reno, NV	338-3063	hines.timothy@gmail.com
8	Section 8 - FSS Participant Sofia Santoleri	9639 Autumn Leaf Way Reno	303-9964/677-6828	Sofiasantoleria@yahoo.com
9	Public Housing - President, Silverada Manor Resident Council Joyce FIANNACA	2600 Carville Dr	775-636-4856	
10	Section 8 - FSS Participant Lara Evans	9940 Moorvale Ct Reno NV 89506	775-354-7125	e-nutritioncenter.net
11	Public Housing - President, Hawk View Apartments Resident Council Shari Ferrario	2535 TRIPPLETH RENO NV 89512	878-5225	shariferrario@yahoo
12				
13				
14				
15				

RICINFO\RESADV\2011\2012\SIGNIN.FRM

**Network of Employment and Training (NET)/  
FSS Program Coordinating Committee (PCC)**

Meeting: Thursday, April 26, 2012

(Please Print)

<u>Name</u>	<u>Agency</u>	<u>Contact Information</u>
Yolanda Gorges	Disability Action Advocates	ygorges@daaofnv.com
Linda Owens	Disability Action Advocates	Lowens@daaofnv.com
STARLA SERAWOP	INTER-TRIBAL COUNCIL OF NV - NWD	sserawop.iten@sdi.net
HEIDI MCKENDREE	RHA	hmckendree.renoha.org
Reanne Stack	RHA	RSTACK@RENOHA.ORG
John Eilers	Reno Housing Authority	jellers@renoha.org
Shannan Sprout	The Childrens Cabinet	ssprout@childrenscabinet.org
<del>Darcy Brown</del>	<del>Childrens Cabinet</del>	
Uivienne French	Womens Childrens Center of Nevada	admin@wccs.org
Kelly Smith	DETR - NCIS	k1smith@nvdeetr.org
Michelle Dixon	DETR - Reno Job Connect	mm Dixon@nvdeetr.org
James Holzem	New Horizons CHC	jholzem@nhreno.com
Patricia Goodrich	Goodrich Consulting Inc. Healthy Families Foundation	patrice@goodrichconsulting.com

<u>Name</u>	<u>Agency</u>	<u>Contact Information</u>
Susan C. Fix	Applied Staffing Solutions	susanofix@appliedstaffing.com
Gwen Saylor	ACCEPT 786-5886	GwenT@acceptonline.org
Lora Carnes	CSA	lcarnes@csa.reno.org
Susan Smith	Sparks Job Connect	sesmith@nvdetn.org <del>msmith@</del>
Pat Wilson	Washoe County Social Services	pswilson@washoecounty.us
Sidney Sullivan	TMCC ReEntry Center	ssullivan@tmcc.edu



**Presenters HUD's Congressional Briefing  
May 2, 2012**

<b>NAME</b>	<b>TITLE</b>	<b>Agency</b>	<b>Phone</b>	<b>Email</b>
Lee Plemel	AICP, Planning Director	City of Carson	(775) 283-7075	<a href="mailto:LPlemel@carson.org">LPlemel@carson.org</a>
Janice Brod	CDBG Coordinator	City of Carson	(775) 887-2180	<a href="mailto:Jbrod@carson.org">Jbrod@carson.org</a>
Jodi Royal-Goodwin	Community Reinvestment Manager	City of Reno	(775) 334-2305	<a href="mailto:royal-goodwinj@reno.gov">royal-goodwinj@reno.gov</a>
Armando Ornelas	City Planner	City of Sparks	(775) 353-1644	<a href="mailto:aornelas@cityofsparks.us">aornelas@cityofsparks.us</a>
George Graham	Housing Specialist	City of Sparks	(775) 353-7895	<a href="mailto:ggraham@cityofsparks.us">ggraham@cityofsparks.us</a>
Des Craig	Director, Rural Community Development	Governor's Office of Economic Development	(775) 687-9918	<a href="mailto:dcraig@diversifynevada.com">dcraig@diversifynevada.com</a>
Jean Barrette	CDBG Program Administrator	Governor's Office of Economic Development	(775) 687-9919	<a href="mailto:jbarrette@diversifynevada.com">jbarrette@diversifynevada.com</a>
Gary Longaker	Executive Director	Nevada Rural Housing Authority	(775) 887-1042	<a href="mailto:glongaker@nvrural.org">glongaker@nvrural.org</a>
Tom Stone	Chief Real Estate Officer	Nevada Rural Housing Authority	(775) 887-1178	<a href="mailto:tstone@nvrural.org">tstone@nvrural.org</a>
Kate Gazunis	Director of Community and Economic Development	Nevada Rural Housing Authority	(775) 283-0176	<a href="mailto:kgazunis@nvrural.org">kgazunis@nvrural.org</a>
Marka Turner	Director of Housing	Nevada Rural Housing Authority	(775) 283-0171	<a href="mailto:mturner@nvrural.org">mturner@nvrural.org</a>
David Morton	Executive Director	Reno Housing Authority	(775) 329-3630	<a href="mailto:dmorton@renoha.org">dmorton@renoha.org</a>
Kate Knister	Director	Silver State Fair Housing	(775) 324-0990	<a href="mailto:fairhousing@gbis.com">fairhousing@gbis.com</a>
Kelly A. Marschall	Principal	Social Entrepreneurs, Inc.	(775) 324-4567	<a href="mailto:kmarschall@socialent.com">kmarschall@socialent.com</a>
Debbie Parra	HOME Program Manager	State of Nevada Housing Division	(775) 687-4258	<a href="mailto:dparra@housing.nv.gov">dparra@housing.nv.gov</a>
Hilary Lopez	Chief of Federal Programs	State of Nevada Housing Division	(775) 687-2033	<a href="mailto:hlopez@housing.nv.gov">hlopez@housing.nv.gov</a>
Soni Bigler	Grants and Project Analyst II	State of Nevada Housing Division	(775) 687-2042	<a href="mailto:sbigler@housing.nv.gov">sbigler@housing.nv.gov</a>
Lorelei A. Keltie	Housing Program Specialist	U.S. Dept of HUD	(775) 824-3702	<a href="mailto:lorelei.a.keltie@hud.gov">lorelei.a.keltie@hud.gov</a>
Keith J. Tierney	Director, Attorney in Charge	Washoe County Senior Services	(775) 622-3850	<a href="mailto:ktierney@washoecounty.us">ktierney@washoecounty.us</a>

TOM SAWYER VILLAGE RESIDENT COUNCIL  
Monthly Resident Council Meeting

DATE: May 2, 2012

Name	Address	Telephone #
CHARLES A. HENDRICKS	2545 TOM SAWYER DR	#B 412-3139
Carol Brinkman	2600 Tom Sawyer	359-2349
Bella Herfermann	2670 Tom Sawyer #B	358-2850
Bernice Krohn	2435 Tom Sawyer #A	331-1734
CONNIE ONTIVEROS	2420 TOM SAWYER #A	313-8918
Jeanette Wynn	2430 TOM SAWYER #A	335-8574
Terminah Blakey	2545 TOM SAWYER #A	420-2223
Judith Lopez	2655 Carville	331-8669
Juan Lopez	2655 Carville	331-8669
Margaret Allen	2610 TOM SAWYER DR #E	359-9439
James R. Cybulski	2515 TOM SAWYER P.A. #A	358-7152





SILVERADA MANOR RESIDENT COUNCIL  
Monthly Resident Council Meeting

DATE: May 8, 2012

Name	Address	Telephone #
Joyce Fiannaca	2601 Carville Dr.	830-5174
DOLCEES PASKO	1466 SILVERADA	356-6454
Margie Crull	1446 Silverada	331-8408
Shym Loya	1436 Schiada	829-1274
Patricia Smith	1432 SILVERADA	355-1940
DANIEL JENSEN	2615 CARVILLE DR	257-0667
Clara Lee	2579 Carville Dr.	355-0982
Elaine & Bill Alexander	2547 CARVILLE DR	359 6997
Mary Cilles	2613 Carville Dr	313-1605
Sheri Hill	1494 Silverada	356-1594
Lori Fryd	1374 Silverada	560 6413
Debbie Serratore	1430 SILVERADA Blvd	352-9456
Barbara Wilhelms	2495 Carville Dr	359-2268
Glenda Scott	1414 Silverada Blvd	331-8405
Judi Lopez	2655 Carville Dr.	331-8669
John Lopez	2655 Carville Dr.	331-8669

MINERAL MANOR RESIDENT COUNCIL  
Monthly Resident Council Meeting

DATE: May 9, 2012

Name	Address	Telephone #
Meekala Evans	830 Borite Cir	337-8698 X
Cecilia Lomeli	1620 Andesite Ave	322-4098
Laura Vasquez	1695 F 9st	322-29-32
angelina Spieth	880 Graphite	221-6046
Aaron Clinton	1635 E. Ninth	345-4836
Leslie Singh	880 GRAPHITE	2870817
Ignacio Vasquez	801 Erbium circ	786-4519
Felicita Vasquez	801 Erbium circ	786-4519
Ercelina Mirquez	830 Fluorite cir	379-8734
Cledelia Ortega	1725 Est. 9th st.	728-3921
Mary White	1610 Andesite	322-4143
Javier Maldonado	840 Fluorite cir	391 1870
NORA NAVARRETE	840 FLUORITE CIR	391-2989
Renee Jones	8065 Erbium Cir	324-0975
James McFall	1801 E 9th	657-6712
Daniel H. Will	835 Borite Circle	322-4215
Monica Salinas	1875 E 9th st	322-2805

McGRAW COURT RESIDENT COUNCIL  
Monthly Resident Council Meeting

DATE: May 10, 2012

Name	Address	Telephone #
Molly Mulcahy	2455 Orzovada St #501	358-7541
Lisa M. Rannon	2455 Orzovada St #501	319-1715
David Baron	2455 Orzovada St 704	224-1063
Jim E. L. S. D. G. E.	# 1003	359 1442
Opal Jerry	# 903	331-6993
Rg. L. S. D. G. E.	# 503	337-8128
Anna Moran	1303	
Cathy Mollay	# 203	384-6144
maria J melgar		331 3587
Diane Sargent	# 803	356-7896



5/31/12

# Reno Housing Authority Public Hearing sign in sheet

## Moving to Work Demonstration Program

Direccion/

Date	Printed name	Address
5-31-12	<i>Scottie Lopez</i>	4090 Baker Ln E
5/31/2012	CINDY NGUYEN	175 LOCUST ST. #D RENO, NV 89502
5/31/12	Evela Ramirez	1800 SULLIVAN #225 SPARKS NV
5/31/12	Lynsie Dunn	5250 Villa Verde Dr #42 Reno NV 89523
5-31-12	A. Campagna	1260 Commerce St #211
5/31/12	Susan Bloomer	1800 Sullivan Lane #223 Sparks NV 89431
5/31/12	OKTENC DRAKE VALADEZ	129 F. Gault way
5/31/12	Staci Watkins	11860 Desert Bloom dr
	Marlene Williams	10640 N. McCarran Blvd #242F
5-31-12	Barbara Dore	1305 Pyramid way #7C Sparks
5/31/12	Dustin Simpson	11534 Dooder way Reno, NV
5-31-12	DAN TAYLOR	CARVILLE



# Reno Housing Authority Public Hearing sign in sheet

## Moving to Work Demonstration Program

Direccion/

Date	Printed name	Address
5-31-12	Luanu Beceve	3430 Kindred Ave Apt 48
	norma zelaya	625 5th street #107
5-31-12	<del>Lisa Hernandez</del>	
"	Reyna Reyes	4005 Moorpark Ct #263
	Bernice Krohn	2435 Tom Sawyer A
5-31-12	David Fairchild	1800 Sullivan APT. 224
	Juan Aguirre	330 St Grove Apt. #2
	Eduardo Aguirre	615 Apple St Reno NV
	Martha Valencia	1205 S Meadows Pkwy #2055
	Beverly Carnoy	1175 Glendora way #1 Reno





TOM SAWYER VILLAGE RESIDENT COUNCIL  
Monthly Resident Council Meeting

DATE: June 6, 2012

Name	Address	Telephone #
Margaret Allen	2610 E Tom Sawyer	359-9439
Janet Jergens	2620 "	355-1153
Mark K. Vanaman	2420 TOM SAWYER DR HPTB	619-203-9658
Judith Lopez	2655 Carville	331-8669
John Lopez	2655 Carville	331-8669
Jean E. Wangers	2436 TOM SAWYER A	335-8794
Bonnie Ostivares	2420 Tom Sawyer #A	313-8918
Bernice Krohn	2435 Tom Sawyer A	331-1734
Bella Heufmann	2670 Tom Sawyer B.	358-2850
Carol Dicks	2660 Tom Sawyer B	357-9349

**HOUSING AUTHORITY OF THE CITY OF RENO  
 FAMILY SELF-SUFFICIENCY PROGRAM  
 PROGRAM COORDINATING COMMITTEE**

~MTW~

DATE: June 7, 2012

(Please Print)

Name/Agency	Address	Telephone #/e-mail
1 Holly Penfold/ACCEPT	2400 W 7th St	775-786-5886/colma3st@
2 Candy Nolte	2200 Terminal Reno	775-336-4450 <sup>202</sup> Acceptonline.org
3 AJ Jackson	1315 Financial Blvd Reno <sup>89502</sup>	775-332-0956/ajackson@west
4 Jonathan Oldham	1315 Financial Blvd	775-332-0951
5 Suetha Mullins	2145 Sutra Reno NV 89512	775-688-4951
6 Krista Lee	PO Box 1900 Reno, NV 89505	775 785 5853
7 Elaine Wiseman	P.O. Box 1900 Reno 89505	775-334-3853
8 Latisha Hill, DWSS	3697 Wings Row Reno, NV 89511	775-448-5127
9 <del>Latisha Hill</del> , DWSS	"	775 445-5053
10 Joe Perry	3100 Mill St Reno	775-337-6363

PCC Meeting (Moving to Work)

Thursday, June 07, 2012

Name/Agency	Address	Telephone #/e-mail
11 Joe Louwato / JOIN	1201 Terminal Way Reno	356-4450 x212
12 Sidney Sullivan / TMCC	Ree Entry, 7000 Junction Rd. #114	673-7062
13 John Coles / Tare Psychology,	" " SJER 202P	674-7680
14 GEORGE T. GRAHAM	431 PRATER WAY CITY OF SPARKS	353-7895 GCGRAHAM@CITYOFSPARKS.NV.US
15 Pat Wilson / WCDSS	P.O. Box 11130, RENO NV	785-4273 PSWILSON@WASHOECOUNTY.US
16		
17		
18		
19		
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21		
22		
23		
24		



MINERAL MANOR RESIDENT COUNCIL  
Monthly Resident Council Meeting

DATE: June 13, 2012

Name	Address	Telephone #
Laura Varquez	1695 E 9th	322 2932
Aaron Clinton	1635 E. 9th	345-4836
angelina Spieth	880 Graphite	221-6046
Daniel H. Will	835 Borite Circle	322-4215
Pauline mclellan	1670 andesite	
Renee Jones	865 Erbium Cir	304-0975
Hosa Acosta	1740 Andesite Ave	379-454
Adalberto Ortega	1725 E. 9TH ST (77)	5722-3921
Romario Vasquez	807 Erbium circ	786-45-19
Felicitas Vasquez	cc cc cc	111 11 11
Dora A Reyes	845 Dolomite Cir	685-05-58
Leslie Singh	880 GRAPHITE	287 0817
Jim McTall	1801 E 9th	657 6412
Cecilia Lomeli	1620 ANDESITE AVE	322-4098
NORA NAVARRETE	840 FLOURITE	391-1870
JAVIER MALDONADO	840 FLOURITE	391-1870
Marid de Jesus Magm	1715 Andesite AVE	351-9313.

SILVERADA MANOR RESIDENT COUNCIL  
Monthly Resident Council Meeting

DATE: June 13, 2012

Name	Address	Telephone #
Don Fleming	2501 Carville Dr. Reno	356-9434
Yridge "	" "	" "
Debbie Simmons	2441 Carville Dr. Reno	331-8407
Bobbi Adams	2611 CARVILLE DR	3585016
Monty EADE	2611 CARVILLE DR	3585016
Sandra A Parker	1514 Silverada Blvd	
Mary A Hess	2613 Carville Dr	(775) 313-1605
Jennifer M Patten	2643 Carville Dr.	331-7968
Amy Steeden	2481 Carville Ln	359-5094
Myla Steeden	2481 Carville Ln	359-5094
Erin Lee	2519 Carville Dr.	355-0982
DeVise C. Remington	1440 Silverada Blvd	359-8716
Melissa Mascher	2523 Carville Dr	358-7412
Sam Granberry	1420 SILVERADA BLVD	688-9566
Maryoni Cault	1446 Silverada Blvd	331-8408
Dikran G. Asko	1466 SILVERADA BLVD.	356-6454
Arthur Jensen	1526 Lenoirville Dr	287-0667
Kimberly Ruiz	1460 Silverada	313-1117
Judi Lopez	2655 Carville	331-8669
Juan Lopez	2655 Carville	331-8669





## 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, 2013, 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 and conducted a public hearing to discuss the Plan and invited public comment.
2. The Agency took into consideration public and resident comment 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 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.
4. The PHA will affirmatively further fair housing by examining their 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.
5. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
6. 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.
7. 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
8. The PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
9. 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.
10. 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.
11. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105( a).
12. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.
13. 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.
14. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
15. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
16. 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.).

17. 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.

18. 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

PHA Name

NV001

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)

David C. Morton

Name of Authorized Official

Executive Director

Title



Signature

July 25, 2013

Date

HOUSING AUTHORITY OF THE CITY OF RENO  
RESOLUTION 12-06-01 RH

A RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) TO PARTICIPATE IN THE MOVING TO WORK (MTW) DEMONSTRATION PROGRAM, INCLUDING THE FIRST ANNUAL PLAN; AND APPROVE THE PLAN AND SPECIFICALLY THE RENT POLICIES DESCRIBED WITHIN THE PLAN; AND APPROVE THE ADOPTION AND IMPLEMENTATION OF THE PROVISIONS INCLUDED IN THE RESOLUTION AND THE ATTACHMENTS

WHEREAS, on February 27, 2012, the U.S. Department of Housing and Urban Development (HUD) issued Notice PIH-2012-16, inviting applications from eligible housing authorities to participate in the Moving to Work (MTW) demonstration program (the Notice), and

WHEREAS, the Housing Authority of the City of Reno (the Authority) has prepared an application to HUD for participation in MTW, including an Annual MTW Plan for the first year of operation under MTW (the Plan), and

WHEREAS, the Authority adopts the MTW Plan and specifically the rent policies described within, and

WHEREAS, the Authority certifies that in the implementation of MTW, the Public Housing Authority (PHA) will:

1. Ensure that at least 75% of the families assisted under MTW by the PHA will be very low-income families (i.e., families with incomes of less than 50% of area median income);
2. Establish a reasonable rent policy that is designed to encourage employment and self-sufficiency on the part of participating families;
3. Continue to assist substantially the same total number of low-income families under the demonstration as would have been served had the PHA not participated in MTW;
4. Maintain under the demonstration a comparable mix of families, by family size, as would have been assisted had the PHA not participated in MTW;
5. Assure that housing assisted under the demonstration meets housing quality standards established or approved by HUD; and
6. The following Sections of the 1937 Act shall continue to apply:
  - a. The terms "low-income families" and "very low-income families" shall continue to be defined by reference to Section 3(b)(2) and Section 3(b)(3) of the 1937 Act.
  - b. Section 18 of the 1937 Act, which governs demolition and disposition, shall continue to apply to public housing notwithstanding any use of the housing under MTW.
  - c. Section 12 of the 1937 Act, governing wage rates and the community service requirement, shall apply to housing assisted under MTW, other than housing assisted solely due to occupancy by families receiving tenant-based assistance, and

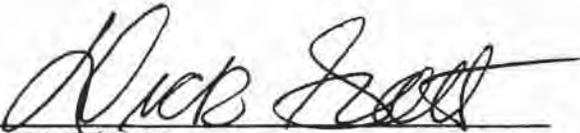
WHEREAS, the Notice requires that the Authority adopt the attached Annual Moving to Work Plan Certification of Compliance, that is incorporated by reference into this resolution, and

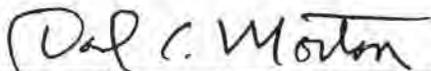
WHEREAS, the Notice requires that the Authority authorize the submission of the Application, including the Plan, as well as providing certain assurances regarding the elements of the MTW demonstration;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Reno authorizes submission of an application to the United States Department of Housing and Urban Development (HUD) to participate in the Moving to Work (MTW) Demonstration Program, including the Plan; and approves the Plan and specifically the rent policies described in the Plan; and approves the adoption and implementation of provisions included in this resolution and the attachments; and further authorizes the Executive Director of the Housing Authority of the City of Reno or his designee to execute all necessary documents required to receive such approval and to make changes that are not substantial.

ADOPTED THIS 19 DAY OF June, 2012.

ATTEST:

  
\_\_\_\_\_  
CHAIRPERSON

  
\_\_\_\_\_  
SECRETARY