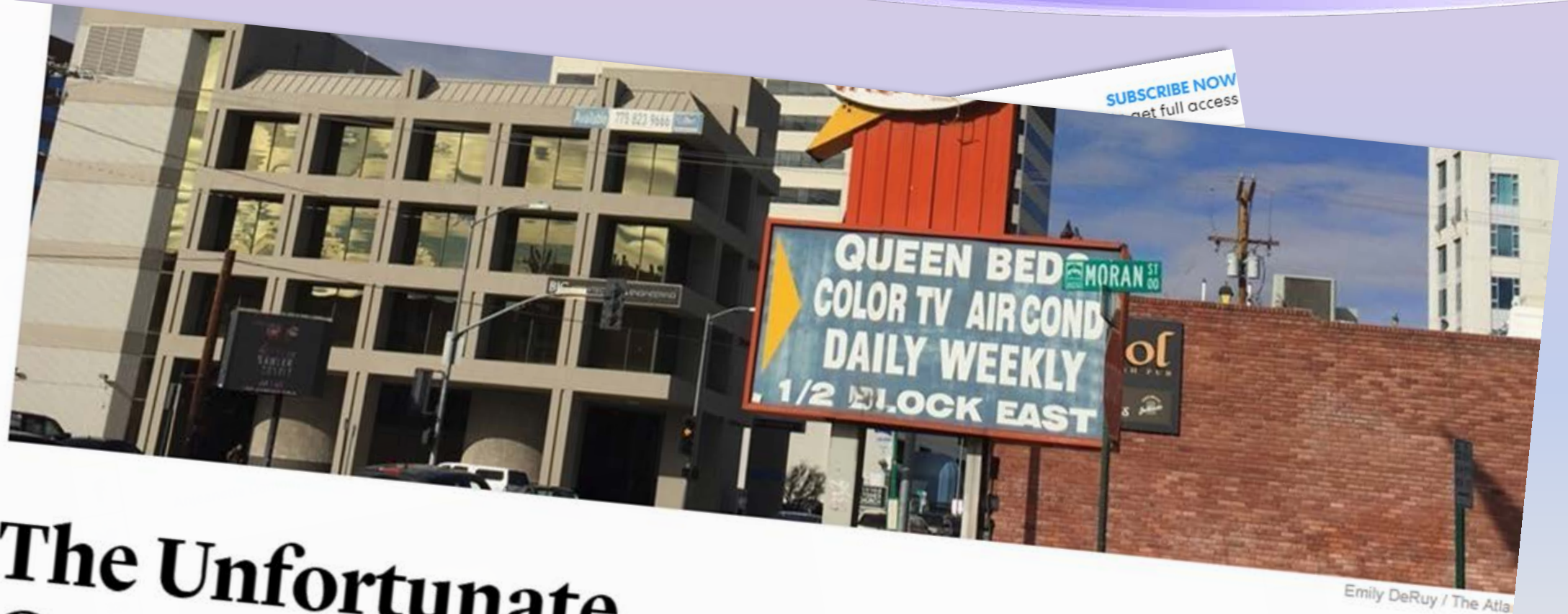


RENO HOUSING AUTHORITY







The Unfortunate Consequences of Reno's To 1

SUBSCRIBE NOW
get full access

gazette journal

PART OF THE USA TODAY NETWORK

SUB
to g

BUSINESS SPORTS LIFE OUTDOORS OPINION OBITUARIES ARCHIVES  USA TODAY OLYMPICS MORE 

Reno closes 2017 with 4th highest apartment rent spike in U.S.

Jason Hidalgo, jhidalgo@rgj.com

Published 3:00 a.m. PT Dec. 4, 2017 | Updated 9:28 a.m. PT Dec. 4, 2017

To 1 4 2017 of Reno's

THE WALL STREET JOURNAL.

Home World **U.S.** Politics Economy Business Tech Markets Opinion Life & Arts Real Estate WSJ. Magazine [Subscribe Now](#) | [Sign In](#)
\$1 FOR 2 MONTHS

U.S. Housing Crunch Threatens Reno's Tech Boom

The supply of houses and apartments is strapped amid a permitting bottleneck as firms pour in



Recommended Videos

1. North Korea's Olympics Charm Offensive Meets Skepticism



Here to Help



Reno Housing Authority

History of Service

- Housing Act of 1937
- Created in 1943
- Serves Reno, Sparks, Washoe County



Serving 4,000 Households

Serving 4,000 Households

6,000+ individuals

RHA



RHA

- Quasi-Government Agency



RHA

- Quasi-Government Agency
- Board Governed





RHA

- Quasi-Government Agency
- Board Governed
- Jurisdiction: Reno, Sparks, Washoe County

Community Partnerships

- Multiply resources
- Provide new clients for partners
- Tenants receive services
- Prevent duplication of services



Community Partners



- Aging and Disability Resource Center
- Advocate for Elders for the State of Nevada
- Care Chest of Sierra Nevada
- Casa de Vida
- Community Services Agency
- Department of Veterans Affairs (VA)

Community Partners



- Domestic Violence Resource Center (formally CAAW)
- Financial Guidance Center
- Food Bank of Northern Nevada
- Job Opportunities In Nevada
- Nevada JobConnect
- Nevada Division of Welfare
- Northern Nevada HOPES

Community Partners



- Reno Police Department
- Rotary Club of Reno
- Safe Embrace
- Sierra Nevada Job Corps Veterans Administration
- Washoe County Health Department
- Other Local Nonprofit Organizations



Mineral Manor

Public Housing



Market Rate Housing

Prater Way
Apartments

Housing Choice Vouchers

OMB No. 2577-0169
(Exp. 04/30/2018)

Voucher Housing Choice Voucher Program

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

Public Reporting Burden for this collection of information is estimated to average 1.06 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid OMB control number. Assurances of confidentiality are not provided under this collection. This collection of information is authorized under the Privacy Act of 1937 (42 U.S.C. 1437f). The information is used to authorize a family to look for an eligible unit and specifies the size of the unit. The information also sets forth the family's obligations under the Housing Choice Voucher Program. HUD may disclose this information to Federal, State and local agencies when relevant to civil, criminal, or regulatory investigations and prosecutions. It will not be otherwise disclosed or released outside of HUD, except as permitted or required by law. Failure to provide any of the information may result in delay or rejection of family voucher issuance.

Privacy Act Statement. The Department of Housing and Urban Development (HUD) is authorized to collect the information required on this form by Section 8 of the U.S. Housing Act of 1937 (42 U.S.C. 1437f). Collection of family members' names is mandatory. The information is used to authorize a family to look for an eligible unit and specifies the size of the unit. The information also sets forth the family's obligations under the Housing Choice Voucher Program. HUD may disclose this information to Federal, State and local agencies when relevant to civil, criminal, or regulatory investigations and prosecutions. It will not be otherwise disclosed or released outside of HUD, except as permitted or required by law. Failure to provide any of the information may result in delay or rejection of family voucher issuance.

Please read **entire** document before completing form
Fill in all blanks below. Type or print clearly.

1. Insert **unit size** in number of bedrooms. (This is the number of bedrooms for which the Family qualifies, and is used in determining the amount of assistance to be paid on behalf of the Family to the owner.)

2. **Date Voucher Issued (mm/dd/yyyy)**
Insert actual date the Voucher is issued to the Family.

3. **Date Voucher Expires (mm/dd/yyyy)** Insert date sixty days after date Voucher is issued. (See Section 6 of this form.)

4. **Date Extension Expires (if applicable) (mm/dd/yyyy)**
(See Section 6. of this form)

5. Name of Family Representative

7. Name of Public Housing Agency (PHA)

8. Name and Title of PHA Official

1. Housing Choice Voucher Program

- A. The public housing agency (PHA) has determined that the above named family (item 5) is eligible to participate in the housing choice voucher program. Under this program, the family chooses a decent, safe and sanitary unit to live in. If the owner agrees to lease the unit to the family under the housing choice voucher program, and if the PHA approves the unit, the PHA will enter into a housing assistance payments (HAP) contract with the owner to make monthly payments to the owner to help the family

of the monthly housing

Voucher Number

1. Unit Size

2. Issue Date (mm/dd/yyyy)

3. Expiration Date (mm/dd/yyyy)

4. Date Extension Expires (mm/dd/yyyy)

5. Signature of Family Representative

Date Signed (mm/dd/yyyy)

9. Signature of PHA Official

Date Signed (mm/dd/yyyy)

2. Voucher

- A. When issuing this voucher the PHA expects that if the family finds an approvable unit, the PHA will have the money available to enter into a HAP contract with the owner. However, the PHA is under no obligation to the family, to any owner, or to any other person, to approve a tenancy. The PHA does not have any liability to any party by the issuance of this voucher.
- B. The voucher does not give the family any right to participate in the PHA's housing choice voucher program. The family becomes a participant in the PHA's housing choice voucher program when the HAP contract between the PHA and the owner takes effect.
- During the initial or any extended term of this voucher, the PHA may require the family to report progress in the program at intervals and times as determined by the PHA.

Housing Choice Vouchers

- “Section 8” vouchers

OMB No. 2577-0169
(Exp. 04/30/2018)

Voucher Housing Choice Voucher Program

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

Public Reporting Burden for this collection of information is estimated to average 1.06 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, reviewing and revising the collection of information, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any aspect of this collection of information, including suggestions for reducing this burden, to Washington Headquarters Office, Paperwork Project (0182-0042), U.S. Department of Housing and Urban Development, 400 M Street, NE, Washington, DC 20002-4302, and to the Office of Management and Budget, Paperwork Project (0182-0042), Paperwork Project, Washington, DC 20503.

Privacy Act Statement: The Department of Housing and Urban Development (HUD) is authorized to collect the information required on this form by Section 8 of the U.S. Housing Act of 1937 (42 U.S.C. 1437f). The information is used to authorize a family to look for an eligible unit and specifies the size of the unit. The information also sets forth the family's obligations under the Housing Choice Voucher Program. HUD may disclose this information to Federal, State and local agencies when relevant to civil, criminal, or regulatory investigations and prosecutions. It will not be otherwise disclosed or released outside of HUD, except as permitted or required by law. Failure to provide any of the information may result in delay or rejection of family voucher issuance.

Please read **entire** document before completing form
Fill in all blanks below. Type or print clearly.

1. Insert **unit size** in number of bedrooms. (This is the number of bedrooms for which the Family qualifies, and is used in determining the amount of assistance to be paid on behalf of the Family to the owner.)
2. **Date Voucher Issued** (mm/dd/yyyy) Insert date sixty days after date and is used in determining the amount of assistance to be paid on behalf of the Family to the owner.)
3. **Date Voucher Expires** (mm/dd/yyyy) Insert date sixty days after date and is used in determining the amount of assistance to be paid on behalf of the Family to the owner.)
4. **Date Extension Expires** (if applicable) (mm/dd/yyyy) Insert date sixty days after date and is used in determining the amount of assistance to be paid on behalf of the Family to the owner.)
5. Name of Family Representative

Voucher Number

1. Unit Size

2. Issue Date (mm/dd/yyyy)

3. Expiration Date (mm/dd/yyyy)

4. Date Extension Expires (mm/dd/yyyy)

Date Signed (mm/dd/yyyy)

6. Signature of Family Representative

Date Signed (mm/dd/yyyy)

7. Name of Public Housing Agency (PHA)

8. Name and Title of PHA Official

9. Signature of PHA Official

1. Housing Choice Voucher Program

- A. The public housing agency (PHA) has determined that the above named family (item 5) is eligible to participate in the housing choice voucher program. Under this program, the family chooses a decent, safe and sanitary unit to live in. If the owner agrees to lease the unit to the family under the housing choice voucher program, and if the PHA approves the unit, the PHA will enter into a housing assistance payments (HAP) contract with the owner to make monthly payments to the owner to help the family pay the monthly housing costs. If the family fails to pay its share of the monthly housing costs, the PHA may suspend or terminate the voucher.

2. Voucher

- A. When issuing this voucher the PHA expects that if the family finds an approvable unit, the PHA will have the money available to enter into a HAP contract with the owner. However, the PHA is under no obligation to the family, to any owner, or to any other person, to approve a tenancy. The PHA does not have any liability to any party by the issuance of this voucher.
- B. The voucher does not give the family any right to participate in the PHA's housing choice voucher program. The family becomes a participant in the PHA's housing choice voucher program when the HAP contract is entered into between the PHA and the owner takes effect. During the initial or any extended term of this voucher, the PHA may require the family to report progress in the program at intervals and times as determined by the PHA.

Voucher
Housing Choice Voucher Program

- “Section 8” vouchers
- Pay a portion of monthly rent

OMB No. 2577-0169
(Exp. 04/30/2018)

Housing Choice

Voucher
Housing Choice Voucher Program

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

Please read **entire** document before completing form. Fill in all blanks below. Type or print clearly.

1. Insert unit size in number of bedrooms. (This is the number of bedrooms for which the Family qualifies, and is used in determining the amount of assistance to be paid on behalf of the Family to the owner.)

2. Date Voucher issued (mm/dd/yyyy) Insert date sixty days after date and is used in determining the amount of assistance to be paid on behalf of the Family to the owner.

3. Date Voucher Expires (mm/dd/yyyy) Insert date sixty days after date and is used in determining the amount of assistance to be paid on behalf of the Family to the owner.

4. Date Extension Expires (if applicable) (mm/dd/yyyy) Insert date sixty days after date and is used in determining the amount of assistance to be paid on behalf of the Family to the owner.

5. Name of Family Representative

6. Name of Public Housing Agency (PHA)

7. Name and Title of PHA Official

8. Signature of Family Representative

9. Signature of PHA Official

10. Date Signed (mm/dd/yyyy)

11. Date Signed (mm/dd/yyyy)

1. Housing Choice Voucher Program

A. The public housing agency (PHA) has determined that the above named family (item 5) is eligible to participate in the housing choice voucher program. Under this program, the family chooses a decent, safe and sanitary unit to live in. If the owner agrees to lease the unit to the family under the housing choice voucher program, and if the PHA approves the unit, the PHA will enter into a housing assistance payments (HAP) contract with the owner to make monthly payments to the owner to help the family

2. Voucher

A. When issuing this voucher the PHA expects that if the family finds an approvable unit, the PHA will have the money available to enter into a HAP contract with the owner. However, the PHA is under no obligation to the family, to any owner, or to any other person, to approve a tenancy. The PHA does not have any liability to any party by the issuance of this voucher.

B. The voucher does not give the family any right to participate in the PHA's housing choice voucher program. The family becomes a participant in the PHA's housing choice voucher program when the HAP contract between the PHA and the owner takes effect.

During the initial or any extended term of this voucher, the PHA may require the family to report progress in the program at intervals and times as determined by

Voucher
Housing Choice Voucher Program

- “Section 8” vouchers
- Pay a portion of monthly rent
- Allow choice of location

Voucher
Housing Choice Voucher Program

- “Section 8” vouchers
- Pay a portion of monthly rent
- Allow choice of location
- RHA determines participant eligibility and must approve unit

Our Residents

Our Residents

Our families make less than 30% of the area median (average) income.

Our Residents

The median income for Washoe County is
\$73,500.

(family of four)

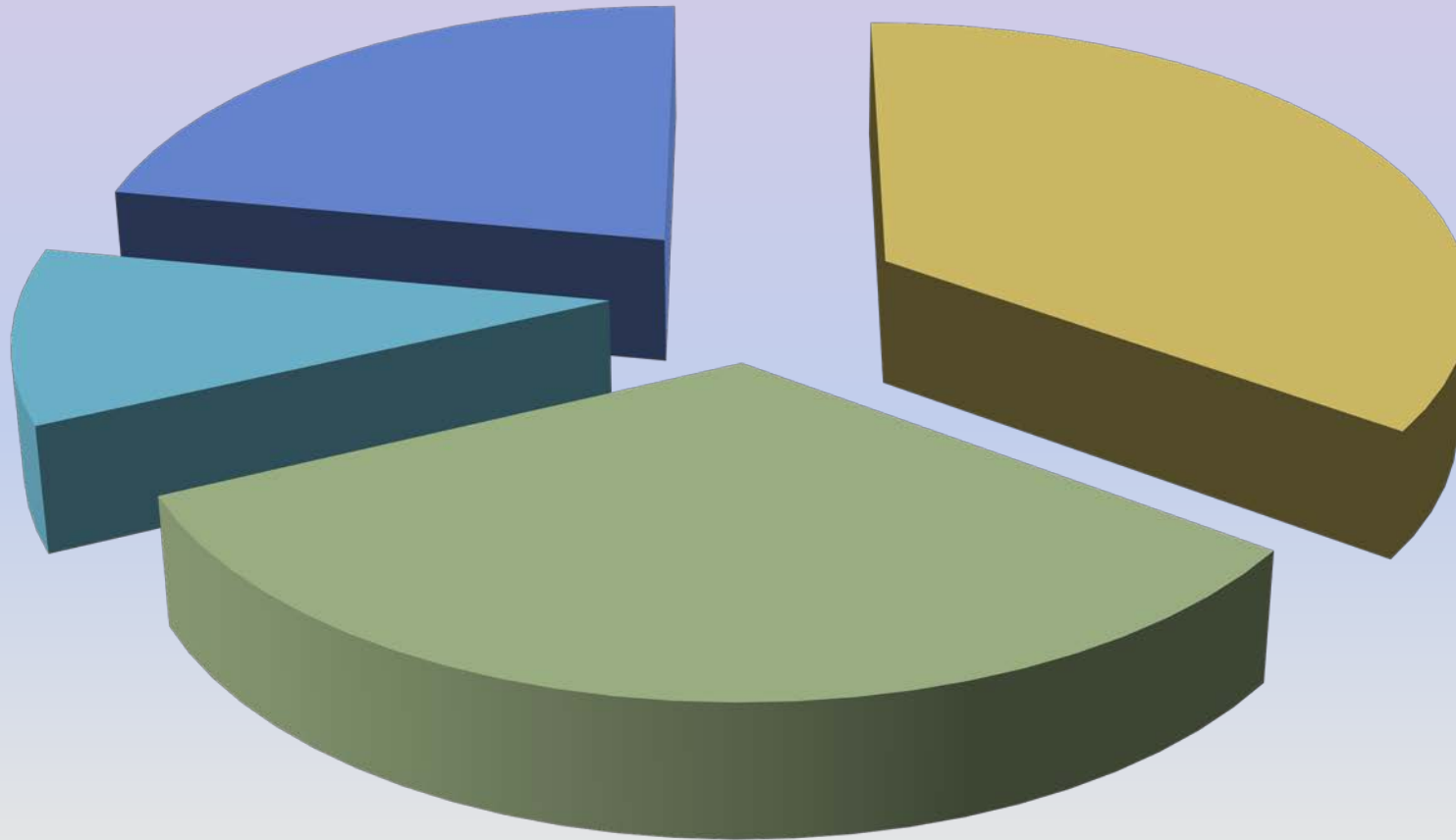
Our Residents

The median income for Washoe County is \$73,500.

Our families have incomes less than \$22,050.

(family of four)

Our Residents



- Elderly / Disabled 35%
- Families with Children 33%
- Veterans 10%
- Families without Children 22%

Programs for Residents

- Family Self-sufficiency programs



Programs for Residents

- Family Self-sufficiency programs
- Senior Services



Programs for Residents

- Family Self-sufficiency programs
- Senior Services
- Youth programs



Affordable and Safe



Safe

Criminal Background Checks

- All residents
- No violent crimes
- No sex crimes
- No drug crimes



Success Stories



Shantrice



Autumn



Steven



Hannah



Success Stories

Steven Garcia

- Family Self Sufficiency participant
- High School Equivalency
- Training at TMCC



Success Stories

Autumn Gitthens

- Family Self Sufficiency participant
- Paying full rent
- Saved \$16,409 in escrow

Neighborhood Stabilization Program



Neighborhood Stabilization Program



- \$22 million economic infusion during the recession

Neighborhood Stabilization Program



- Cleaned up nuisance properties

Neighborhood Stabilization Program



- Cleaned up nuisance properties
- Revitalized neighborhoods

Neighborhood Stabilization Program



- Cleaned up nuisance properties
- Revitalized neighborhoods
- Added 165 houses/duplexes to inventory



Top Performing Agency

Based upon

- Properties
- Finances
- Management







Reno Housing Authority

Waiting Lists

Families Served



Thousands

Waiting Lists

Families Served

Families Waiting



Thousands

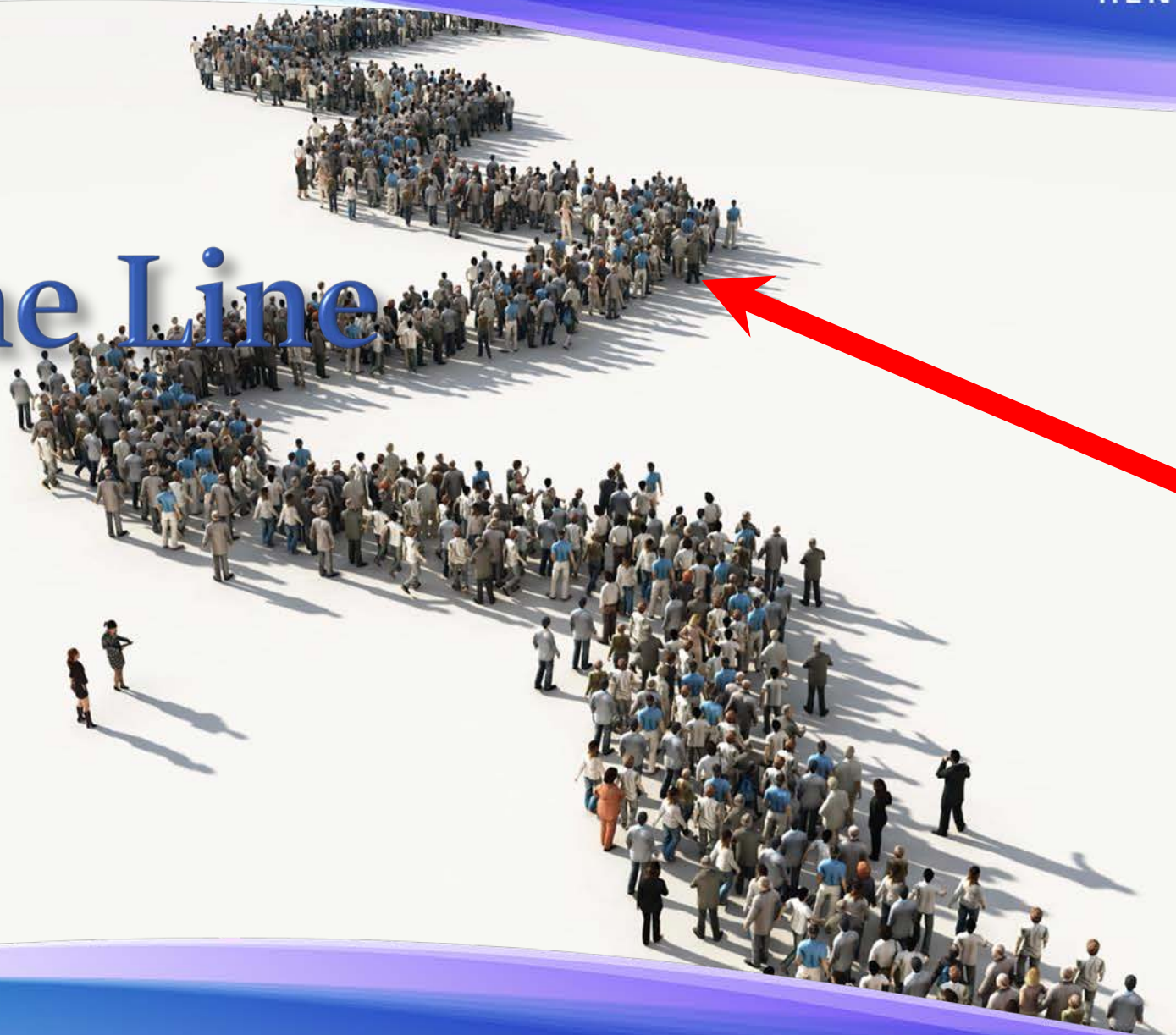
The Line

You are
here



The Line

You are
(still)
here



Federal Funding



Federal Funding

Forecast:
uncertain



Creative Solutions



Sutro Street Senior Apartments



① NORTH ELEVATION - SCHEMATIC
1" = 30'-0"



② WEST ELEVATION - SCHEMATIC
1" = 30'-0"



③ EAST ELEVATION - SCHEMATIC
1" = 30'-0"



Creative Solutions



We're All
in this
Together





75 Years of Service



Reno Housing Authority



Reno Housing Authority

Let's make affordable
possible.



Reno Housing Authority

RenoHA.org
Brent Boynton
432-6579