

# RENO HOUSING AUTHORITY

## Community Advisory Board Incline/Crystal Bay

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Deputy Executive Director  
Heidi McKendree



# WHO WE ARE



- Created in 1943
- Largest affordable housing provider in Washoe County
- 2/3 of participants are seniors and persons with disabilities
- Designated Moving to Work (MTW) agency in 2013



# RHA AFFORDABLE HOUSING OVERVIEW

## HOUSING VOUCHERS

**3,352 vouchers**

(can be used in Incline and Crystal Bay)

- Mix of Tenant-Based and Project-Based
- Includes:
  - Housing Choice Vouchers (HCV)
  - Veteran’s Affairs Supportive Housing Vouchers (VASH)



Program Administrator

## PUBLIC HOUSING

**508 units**

(located in Reno/Sparks)

- Essex Manor
- John McGraw Court
- Mineral Manor
- Myra Birch Manor
- Stead Manor
- Tom Sawyer Village



Program Administrator



Owner & Property Manager

## OTHER AFFORDABLE HOUSING

**920 Units**

(located in Reno/Sparks)

- |                     |                         |
|---------------------|-------------------------|
| • Willie J Wynn     | • Ala Moana             |
| • Silverada Manor   | • Sarrazin Arms         |
| • Dick Scott Manor  | • Prater Way Apartments |
| • Yorkshire Terrace | • Colonial Court        |
| • Silver Sage Court | • Idlewild Townhomes    |
| • Railyard Flats    | • Village at Hawk View  |
| • Scattered Sites   |                         |



Owner & Property Manager

# FUNDING OVERVIEW AND CHALLENGES

## HOUSING VOUCHERS

- Federal funding provided through the Department of Housing and Urban Development (HUD) supports subsidy payments to landlords.
  - Annual Budget Authority (ABA) determines how many vouchers RHA can support (HAP).
    - FY26 roughly \$32M
- \* RHA receives no other funding outside of HUD to support this program.

### CHALLENGES

- ***RHA must utilize unrestricted funding to support administrative fee proration to administer the voucher program.***

## PUBLIC HOUSING

- Federal funding provided through the Department of Housing and Urban Development (HUD) supports subsidy payments to landlords.
  - Operating Subsidy with tenant rent support operations.
    - FY26 roughly \$1.2M
  - Capital Fund (CF) grants support capital improvements to Federal Public Housing.
    - FY26 \$2.1M
- \* RHA receives no other funding outside of HUD to support this program.

### CHALLENGES

- ***RHA must utilize unrestricted funding to support the significant underfunding of Operating Subsidy.***
- Historic underfunding of Public Housing has resulted in RHA beginning to reposition Public Housing to the Voucher program.

# CHALLENGES SPECIFIC TO INCLINE VILLAGE AND CRYSTAL BAY



- Low application rate to HCV waitlist
- Low participation from landlords at the lake
- High rents at the lake

# ADDRESSING LOW HCV UTILIZATION



## RHA's Efforts:

- Increase outreach when HCV waitlists are open
- Increase landlord outreach by RHA Landlord Liason

## Where we need help:

- Getting the word out when HCV waitlist is open
- Landlord recruitment and encouragement to participate

# Questions?

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