



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: June 16, 2026

DATE: March 26, 2025
TO: Board of County Commissioners
FROM: Kate Thomas, Washoe County Manager
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SUBJECT: Discussion and Possible Adoption of a Joint Resolution of Intent to Participate in the Governance of the Housing Authority of the City of Reno as a Regional Housing Entity to be Known as the Truckee Meadows Housing Authority (TMHA), in Furtherance of Assembly Bill 103, 83rd Session of the Nevada Legislature. (All Commission Districts.) **FOR POSSIBLE ACTION**

SUMMARY

Staff recommends that the Board of County Commissioners adopt the attached Joint Resolution of Intent to Participate in the Governance of the Housing Authority of the City of Reno (RHA) as a regional housing entity, to be known as the Truckee Meadows Housing Authority (TMHA), in furtherance of Nevada Assembly Bill 103 (AB 103), enacted during the 83rd Session of the Nevada Legislature.

The resolution is a joint action among the County of Washoe, the City of Reno, the City of Sparks, and the existing RHA Board of Commissioners, each of which intends to participate in the regionalized governance of TMHA. Adoption of this resolution will allow Washoe County to appoint two members to TMHA's newly constituted seven-member Board of Commissioners, thereby ensuring County representation in the governance of affordable housing services that have long benefited Washoe County residents. The resolution provides that RHA shall not dissolve to protect RHA's longstanding public housing number issued by the U.S. Department of Housing and Urban Development (HUD) and its Moving To Work (MTW) designation, both of which are essential to the continued delivery of affordable housing services throughout the County.

Washoe County Strategic Objective supported by this item: Innovative Services, Vulnerable Populations

BACKGROUND

RHA exists as a public body under Chapter 315 of the Nevada Revised Statutes (NRS). Its authority to operate in Washoe County was established through a Resolution of Consent

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executed by the City of Reno on March 1, 1943, and further through Consent Proceedings executed by the Board of County Commissioners of Washoe County on October 20, 1943. The City of Sparks consented to RHA's operation within its jurisdiction on October 14, 1975. Since the enactment of these Original Resolutions, RHA has been in continuous operation as the Housing Authority of the City of Reno, serving the entire County by providing affordable housing within the County.

A significant function of RHA is its longstanding public housing number issued by HUD, as well as its designation as a Moving To Work (MTW) public housing authority — a federal designation that affords RHA significant flexibility in the administration of its housing programs and funding.

On May 29, 2025, Nevada Assembly Bill 103 was approved by the Governor, amending certain provisions of NRS Chapter 315 as they relate to the operation of a regional housing authority in Washoe County. AB 103 envisions the regionalization of housing authority governance to include representation from Washoe County, the City of Reno, and the City of Sparks. In furtherance of this legislative intent, RHA intends to file a certificate to do business as the Truckee Meadows Housing Authority (TMHA), reflecting its regional character and mission.

The proposed Joint Resolution establishes a seven-member Board of Commissioners for the newly formed TMHA. Each of the three participating jurisdictions shall appoint two people to serve on TMHA's Board of Commissioners. The seventh member, designated the "Resident Commissioner," shall be appointed by the TMHA Executive Director and must be a current recipient of assistance from TMHA.

Upon initial appointment, each jurisdiction shall appoint one member for a two-year term and one member for a three-year term, allowing for staggered terms. Subsequent members appointed by the Commission must be appointed for a term of four years, for a maximum of three total terms.

The Chair and Vice-Chair of TMHA shall be elected from among the Board members by a simple majority vote at the first regular meeting and shall hold office for the remainder of that year and one additional year, with future elections occurring after the beginning of each calendar year. The current Chair of the RHA Board of Commissioners will retain that position until the next Board elections in December 2027 to allow for continuity for the agency and the public. The City of Reno shall reappoint two of its existing RHA Commissioners, one of which will be the Commissioner currently serving as Chair of the Board.

FISCAL IMPACT

There is no direct fiscal impact on Washoe County operations.

RECOMMENDATION

Staff recommends that the Board of County Commissioners adopt the attached Joint Resolution of Intent to Participate in the Governance of the Housing Authority of the City

of Reno (RHA) as a regional housing entity, to be known as the Truckee Meadows Housing Authority (TMHA), in furtherance of Nevada Assembly Bill 103 (AB 103), enacted during the 83rd Session of the Nevada Legislature.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be, *"Move to adopt the attached Joint Resolution of Intent to Participate in the Governance of the Housing Authority of the City of Reno (RHA) as a regional housing entity, to be known as the Truckee Meadows Housing Authority (TMHA), in furtherance of Nevada Assembly Bill 103 (AB 103), enacted during the 83rd Session of the Nevada Legislature."*