

Reno Housing Authority owns a variety of units including homes, condos, duplexes, and apartments that are available for rent throughout Washoe County. The funds used to build or purchase the units have come from a variety of sources, all of which have income limitations and rent restrictions.

These current units that are available have income restrictions between 50% to 120% of Area Median Income (AMI) and whose income or assistance is enough to pay the rent without hardship.

To qualify for this program, your family's yearly income cannot exceed these FY 2024 Area Median Income (AMI) limits for your family size.

	1 Person	2 people		4 people		6 people		8 people
(50%) Income Limits	\$35,450	\$40,500	\$45,550	\$50,600	\$54,650	\$58,700	\$62,750	\$66,800
(60%) Income Limits	\$42,540	\$48,600	\$54,860	\$60,720	\$65,580	\$70,440	\$75,300	\$80,160
(80%) Income Limits	\$56,720	\$64,800	\$72,880	\$80,960	\$87,440	\$93,920	\$100,400	\$106,880
(120%) Income Limits	\$85,080	\$97,200	\$109,320	\$121,440	\$131,160	\$140,880	\$150,600	\$160,320

Does your family's income exceed 50% AMI? Does your family's income exceed 60% AMI? Does your family's income exceed 80% AMI? Does your family's income exceed 120% AMI? Are you Washoe County resident?

Yes	No
Yes	No

To Qualify:

Your family's gross monthly income must be at least two times the tenant's portion of monthly rent.

For example, if the property you would like to rent is \$1315.00 per month, your income could be no less than 2 x \$1,315.00, or \$2,630.00 per month.



We are accepting applications for the following units:

<u>1-Bedroom Units</u>	Income Limits	Monthly Rent		
• 419 10 th St., Sparks 89431 (6 Brand New Units)	(60% AMI)	\$1,139.00		
• 2000 Silverada Blvd #214	(80% AMI)	\$1,214.00		
<u>2-Bedroom Units</u>				
• 1400 E 9th St. #3, Reno 89512	(80% AMI)	\$1,186.00		
• 548 Smithridge Pk., Reno 89502	(80% AMI)	\$1,459.00		
• 2000 Silverada Blvd. #122, Reno 89512	(80% AMI)	\$1,459.00		
• 1202 Hillboro Ave. #107, Reno 89512	(50% AMI)	\$1,138.00		
• 419 10th St., Sparks 89431 (5 Brand New Units)	(60% AMI)	\$1,366.00		
<u>3-Bedroom Units</u>				
• 7905 Chapman Pl., Reno 89506	(55% AMI)	\$1,311.00		
• 7961 Chapman Pl., Reno 89506	(60% AMI)	\$1,442.00		
• 7909 Chapman Pl., Reno 89506	(55% AMI)	\$1,311.00		



Documents Needed at Time of Submitting Application

Applicant's Name:

Your application will not be processed without the following documents.

Included with my application	Documents Needed
	Completed, signed, and dated rental application.
	Valid government issued ID for all adult members listed on the application.
	Proof of current residency (lease agreement, utility bills, mortgage statement)
	Release of information, signed and dated by all adults listed on your application.
	Proof of Income for all currently employed members listed on your application, such as 8 weeks of current and consecutive paystubs, current letter from Social Security administration, 8 weeks print out of self-employment like doordash, grubhub, etc. or complete, sign and date the verification of employment-do not take to employer.
	3 months of current and consecutive bank statements for all savings, checking and investment accounts for all members listed on your application.
	After the initial screening for income qualifications has been completed you will be required to submit a money order for \$26.00 to complete the background check process.

Applications may be submitted in person:

1525 E 9th St. Reno, NV 89512

By Email:

management@renoha.org

or Printed by Visiting:

www.renoha.org



Please answer all questions. Do not leave any space blank, write No or N/A where appropriate.

Date:	
Name:	Client #:
Address:	Telephone:
	Work Telephone:
Do you ov	one in your household smoke? No Yes
Have you If yes, exp	ever been arrested for any drug related or violent criminal activity? LINO LIYes blain:

FAMILY COMPOSITION							
Name	Age	Birth Date	Relationship	Social Security #	Sex	Race	Ethnicity
			Self				
Anticipated changes in household size	within	the next 12	months? (Y/N) _	If Yes, Ex	plain:		
Codes for RACE, and ETHNICITY (if a	pplicat	ole)					
RACE: 1 - White 2 – Black or African American 3 - Asian 4 - Native Hawaiian or Other Pacific Islander 5 - American Indian or Alaska Native 6 – American Indian or Alaska Native <i>and</i> White 7 – Asian <i>and</i> White 8 – Black or African American <i>and</i> White 9 American Indian or Alaska Native and Black or African American 10 – Other multi-racial							
ETHNICITY: 1 - Hispanic 2 - Non-Hispanic							

PERSON TO CONTACT IN CASE OF AN EMERGENCY

Name:	Relationship:
Address:	Telephone:
	Work Telephone:



LANDLORD INFORMATION (list past two years)								
Previous Landlord Name	Address	Phone #	From (date)	To (date)	RHA use only			

EMPLOYMENT RECORD - Applicant				
Present Employer Name:	Gross Annual Income: \$			
Address:	From: To:			
Previous Employer Name:	Gross Annual Income: \$			
Address:	From: To:			
Previous Employer Name:	Gross Annual Income: \$			
Address:	From: To:			

EMPLOYMENT RECORD - Co-Applicant					
Present Employer Name:	Gross Annual Income: \$				
Address:	From: To:				
Previous Employer Name:	Gross Annual Income: \$				
Address:	From: To:				
Previous Employer Name:	Gross Annual Income: \$				
Address:	From: To:				



STUDENT STATUS CERTIFICATION						
STUDENTS: Are ALL members of the household students? (Circle one)	YES	NO				
If yes, then this Student Certification Section must be completed.						
Except for the exceptions listed below, households comprised totally of full-time students are considered ineligible for residency in this property due to federal law. Changes in student status must be reported to management as soon as they occur and may be grounds for terminating your lease if you do not meet one of the exceptions.						
A student is a person who is carrying a subject load considered full-time student at an educational (for a minimum of five months per year) or will be a full-time student at an educational institution w (12) months. This includes evening classes, vocational schools with diploma or certificate program degree programs. Full-time students working full-time are still considered full-time students. Statu your school.	ithin the nex is, and colle is must be v	kt twelve ege /erified by				
1. I certify that I am NOT a full-time student, nor do I anticipate enrolling as a full-time st	udent in the	e next 12				
months. Further, I agree to notify the manager immediately if my student status change	es in the ne	xt twelve				
(12) months.						
Residents whose households are comprised fully of students must initial the items that apply.						
2. I certify that I am a part-time student and I authorize the manager to verify my studen school. I agree to notify management immediately if my student status changes in the months.						
3. I certify that all members of my household are full-time students, but that we mee exceptions:	t one of the	following				
a) single parent and dependent child(ren), both of whom are not dependents of	of a third pa	rty				
(attach copy of last IRS tax return)						
b) married to another household member and have filed a joint income tax ret marriage license or last year's tax return)	urn (attach	copy of				
c) receiving assistance under title IV of the Social Security Act (AFDC) (verific	ation requir	ed)				
d) enrolled in a federal/state or local job training program (verification required) Describe:					
I understand that this certification is made as part of the qualification procedure to determine eligib	ility for resid	dency at				
these apartments and that providing false information or any misrepresentation herein will be cons	idered a ma	aterial				
breach of the lease agreement and subject me to immediate eviction. Under penalties of perjury, I certify the above						
representations are true.						
WARNING: Section 1001 of Title 18 of the U.S. Code makes it a criminal offense to willfully falsify make a false statement in any matter within the jurisdiction of a federal agency.	a material	fact or				



HOUSEHOLD ASSETS

Do you or anyone in the household have any of the following assets? Please mark "yes" or "No" for each source of income.

	Head of]	Household	Co-Head		Additional Household Members		
Type of Asset	Check One	Value of Asset	Check One	Value of Asset	Check One	Value of Asset	
Checking Accounts	Yes No	\$	Yes No	\$	Yes No	\$	
Savings Accounts	Yes No	\$	Yes No	\$	Yes No	\$	
Certificates of Deposits*	Yes No	\$	Yes No	\$	Yes No	\$	
Money Market Funds	Yes No	\$	Yes No	\$	Yes No	\$	
Mutual Funds/Stock*	Yes No	\$	Yes No	\$	Yes No	\$	
Treasury Bills	Yes No	\$	Yes No	\$	Yes No	\$	
IRA or 401K*	Yes No	\$	Yes No	\$	Yes No	\$	
Company Retirement Accounts*	Yes No	\$	Yes No	\$	Yes No	\$	
Annuities Income*	Yes No	\$	Yes No	\$	☐Yes ☐No	\$	
Life Insurance Policies (Whole Life)*	Yes No	\$	Yes No	\$	Yes No	\$	
Pension Funds*	Yes No	\$	Yes No	\$	Yes No	\$	
Trust Accounts	Yes No	\$	Yes No	\$	Yes No	\$	
If yes, is it revocable?	Yes No	\$	Yes No	\$	Yes No	\$	
Personal Property Held for Investment	Yes No	\$	Yes No	\$	Yes No	\$	
Mortgage or Deed of Trust	Yes No	\$	Yes No	\$	Yes No	\$	
Cash held in Safety Deposit Boxes, etc.	Yes No	\$	Yes No	\$	Yes No	\$	
House/Real Estate*	Yes No	\$	☐Yes ☐No	\$	☐Yes ☐No	\$	
Rental Property	Yes No	\$	☐Yes ☐No	\$	☐Yes ☐No	\$	
Other Investments	Yes No	\$	□Yes □No	\$	□Yes □No	\$	
Have you received any lump sum payments such as the following:							
Inheritances	Yes No	\$	Yes No	\$	Yes No	\$	
Lottery or other Winnings	Yes No	\$	Yes No	\$	Yes No	\$	
Insurance Settlements	Yes No	\$	Yes No	\$	Yes 🗌	\$	
Workers' Compensation Settlements	Yes No	\$	Yes No	\$	Yes No	\$	
Social Security Disability Settlements	Yes No	\$	Yes No	\$	Yes No	\$	
Unemployment Compensation Settlements	Yes No	\$	Yes No	\$	Yes No	\$	
VA Disability Settlements	Yes No	\$	Yes No	\$	Yes No	\$	
Severance Pay	Yes No	\$	Yes No	\$	Yes No	\$	
Capital Gains	Yes No	\$	Yes No	\$	Yes No	\$	
	Yes No	\$	☐ Yes ☐ No	\$	☐ Yes ☐ No	\$	

Note: *When listing the cash value of any of the items that have an asterisk, please keep in mind penalties for withdrawal, or any fees deducted to convert the asset to cash. For example, if you owned a home, and sold it, how much cash would you have after you paid off the mortgage, the realtor etc.? That's the amount you should list in the "value" column.

Have you disposed of any assets for less than Fair Market Value within the last two years? (State if the sale was due to foreclosure, bankruptcy or divorce.) Yes No



SOURCES OF INCOME

Is income received from any of the following sources? Please mark "yes" or "No" for each source of income.

	Head of Household		Co-]	or "No" for each source of incom Co-Head		Additional Household Members	
Type of Income	Check One	\$ Amount	Check One	\$ Amount	Check One	\$ Amount	
Wages, Salary, etc. thru Employment	Yes No	\$	Yes No	\$	Yes No	\$	
Income from a Business or Profession	Yes No	\$	Yes No	\$	Yes No	\$	
Military Pay, including all allowances	Yes No	\$	Yes No	\$	□Yes □No	\$	
Social Security	Yes No	\$	Yes No	\$	□Yes □No	\$	
SSI	Yes No	\$	Yes No	\$	Yes No	\$	
TANF or other Public Assistance	Yes No	\$	Yes No	\$	Yes No	\$	
Alimony	Yes No	\$	Yes No	\$	Yes No	\$	
Child Support	Yes No	\$	Yes No	\$	Yes No	\$	
Unemployment Compensation	Yes No	\$	Yes No	\$	Yes No	\$	
Workers' Compensation	Yes No	\$	Yes No	\$	Yes No	\$	
Severance Pay	Yes No	\$	Yes No	\$	Yes No	\$	
Retirement Income	Yes No	\$	Yes No	\$	Yes No	\$	
Pensions	Yes No	\$	Yes No	\$	Yes No	\$	
Annuities Income	Yes No	\$	Yes No	\$	Yes No	\$	
Insurance Policies Income	Yes No	\$	Yes No	\$	□Yes □No	\$	
Disability or Death Benefits	Yes No	\$	Yes No	\$	Yes No	\$	
Income from Rental Property	Yes No	\$	Yes No	\$	Yes No	\$	
Regularly Recurring gifts	Yes No	\$	Yes No	\$	Yes No	\$	
Scholarships	Yes No	\$	Yes No	\$	Yes No	\$	
Grants	Yes No	\$	Yes No	\$	Yes No	\$	
Educational Entitlements	Yes No	\$	Yes No	\$	Yes No	\$	
Work Study Programs	Yes No	\$	Yes No	\$	Yes No	\$	
Regular Recurring Gifts	Yes No	\$	Yes No	\$	Yes No	\$	
Long Term Care Payments	Yes No	\$	Yes No	\$	Yes No	\$	
Income from Training Programs	Yes No	\$	Yes No	\$	Yes No	\$	
List Other Income:							
	Yes No	\$	Yes No	\$	Yes No	\$	
	Yes No	\$	Yes No	\$	Yes No	\$	

I understand that the above information is being collected to determine my eligibility for residence. I authorize the owner/manager to verify information provided on this application and my signature is my consent to obtain such verification. I certify that I have revealed all assets currently held or previously disposed of and that I have no other assets than those listed on this form (other than personal property). I further certify that the statements made in this application are true and complete to the best of my knowledge and belief and am aware that false statements are punishable under Federal law.

I understand that this application and all related inquires will be used only for its relevance to screening and occupancy at this property.

Signature	Date	Signature	Date
Signature	Date	Signature	Date



The Reno Housing Authority reserves the right to contact current/former landlords and to conduct a credit check and a background or fingerprint check to verify past criminal history. I/we understand that the information on this form will be used to determine eligibility to lease properties owned or managed by the Housing Authority of the City of Reno. I/we have provided accurate information regarding family composition, income, and assets. I/we agree to notify the RHA immediately if there are any changes in household composition or income.

Under penalties of perjury, I/we certify that the information presented in this certification is true and accurate to the best of my/our knowledge and belief. The undersigned further understand that providing false representations herein constitutes an act of fraud and can result in denial of your application, or eviction.

WARNING: TITLE 18, SECTION 1001 OF THE UNITED STATES CODE, STATES THAT A PERSON IS GUILTY OF A FELONY FOR KNOWINGLY AND WILLINGLY MAKING FALSE OR FRAUDULENT STATEMENTS TO ANY DEPARTMENT OR AGENCY OF THE UNITED STATES GOVERNMENT.

I hereby give authorization to allow the Housing Authority to investigate landlord history, credit check and criminal records of all family members over 18 years of age that reside/will reside in the household.

Applicant Signature	Date
Co-applicant or other adult member signature	Date
Co-applicant or other adult member signature	Date
Co-applicant or other adult member signature	Date

Please return your completed application and all supporting documentation to: Reno Housing Authority Asset Management Department

1525 East Ninth Street Reno, NV 89512

Or

Email to: Management@renoha.org