

MINUTES OF THE REGULAR MEETING
HOUSING AUTHORITY OF THE CITY OF RENO
BOARD OF COMMISSIONERS
June 28, 2022

The regular meeting of the Board of Commissioners of the Housing Authority of the City of Reno (Agency) was called to order by Vice Chairman Aiazzi at 12:05 pm on Tuesday, June 28, 2022 in the Agency's Boardroom.

Commissioners Present

Mark Sullivan, Chairman **via Phone**
Dave Aiazzi, Vice Chairman
Jazzmeen Johnson

Commissioners Absent

Oscar Delgado
Mayor Hillary Schieve

Staff Present

Heidi McKendree, Interim Executive Director
Darrell Playford, Acting Director of Development
Linda Long, Director of Administration
Darren Squillante, Director of Human Resources
Samantha Arellano Information Technology Manager
Cori Fisher, Director of Resident Services
Jamie Newfelt, Director of Rental Assistance
Kim Anhalt, Moving to Work Coordinator
Lindsay Dobson, Executive Administrative Assistant

Staff Absent

Others Present

Britton Griffith, Development Committee Chair

There being a quorum present, the order of business was as follows:

- **Call to order and roll call.**
- **Receive introduction of guests.**
Aodhan Downey-Carrara Nevada

Public Comment. Public comment, if any, must be limited to any item on the agenda which is listed as an item for action by the Board. Comment from the public is limited to three minutes per person, under these items.

There was no public comment.

➤ **Approval of agenda (For Possible Action)**

Chairman Sullivan moved to approve the agenda. Commissioner Johnson seconded the motion. Hearing no further discussion, Vice Chairman Aiazzi called for the question. The vote was all ayes, no nays. Vice Chairman Aiazzi declared the motion carried and the agenda approve.

1. **Approval of the minutes of the closed session Board meetings held April 1, 2022, April 15, 2022, April 26, 2022, and the minutes of the special Board meetings held April 1,**

2022, April 15, 2022, the minutes of the regular Board meeting held April 26, 2022. (For Possible Action)

Commissioners present at this meeting didn't constitute a quorum of those present at meetings in which the minutes listed on the agenda were to be considered.

- 2. Consent Agenda. (All consent items may be approved together with a single motion, be taken out of order, and/or be heard and discussed individually. Items will be removed and considered separately at the request of the public or Board member.)**
- a) Possible approval of changes to the agency's organizational plan/staffing chart. Approval hereof may have a fiscal impact not to exceed \$75,500 annually. (For Possible Action)
 - b) Possible adoption of Resolution 22-06-01 RH approving a budget revision for the FY 2020 Capital Fund Program (CFP) NV01P001501-20. (For Possible Action)
 - c) Possible adoption of Resolutions 22-06-02 through 22-06-08 RH approving the commitment of RHA HUD held reserve funds for existing, already Board and HUD approved, Moving to Work Activities. (For Possible Action)
 - d) Possible action to adopt Resolution 22-06-09 RH approving the FY2023 budget. (For Possible Action)
 - e) Possible action to authorize the Interim Executive Director to enter into negotiations and execute a contract with Yardi Systems for the purpose of purchasing a new database/processing software system to be used for all housing programs. Approval hereof may have a fiscal impact up to and including value of licensing, implementation, and training services not to exceed \$350,000 in the first year. Annual license and maintenance fiscal impact thereafter not to exceed \$215,000 per year. (For Possible Action)
 - f) Possible approval of Resident Board Member Johnson's request to expend a portion of her Contingency Fund allotment in the amount of \$8,000 to the following non-profit organizations; Students With Achievable Academic or Athletic Goals (S.W.A.A.A.G) (\$2,000), For Kids Foundation (\$3,000) and to the Northern Nevada R.A.V.E Family Foundation (RAVE) (\$3,000). (For Possible Action)
 - g) Possible approval of Commissioner Delgado's request to expend the remainder of his Contingency Fund allotment in the amount of \$8,000 to Sierra Nevada Journeys to provide a family camp experience for three Public Housing families at Grizzly Creek Ranch. (For Possible Action)
 - h) Possible approval of Vice Chairman Aiazzi's request to expend his Contingency Fund allotment of \$10,000 to provide funding to the Reno Bike project (\$5,000) and to Sky Tavern (5,000) to support RHA youth. (For Possible Action)
 - i) Possible approval of Board Chair Sullivan's request to expend a portion of his Contingency Fund allotment in the amount of \$9,750 to the following non-profit organizations: Nevada Museum of Art-Public Housing Senior Art Program (\$3,500), RHA resident councils-Resident Council Conference (\$750.00), Chill Foundation Reno-Youth Skateboarding Camp (\$1,000), Boys and Girls Club of Truckee Meadows-child care for MTW families, Bee Smart Nevada Corporation-RHA youth tutoring (\$2,000). (For Possible Action)

- j) Possible approval of Mayor Schieve’s request to expend all or a portion of her Contingency Fund allotment not to exceed \$10,000 for deposit assistance to be administered by the City of Reno Emergency Assistance Program. (For Possible Action)

Chairman Sullivan moved to approve consent agenda. Commissioner Johnson seconded the motion. Hearing no further discussion, Vice Chairman Aiazzi called for the question. The vote was all ayes, no nays. Vice Chairman Aiazzi declared the motion carried and the consent agenda approved.

3. Receive Commissioner's Reports regarding routine matters not otherwise requiring separate consideration. (Discussion)

There were no commissioner reports.

4. Receive regular Financial Reports for the current period. (Discussion)

**ENTITY-WIDE FINANCIAL REPORT
FOR THE 10 MONTHS ENDED MAY 31, 2022**

PUBLIC HOUSING

	Actual	Budget	Variance Favorable (Unfavorable)
Revenue	4,115,511	4,214,440	(98,929)
Expenditures	4,440,502	4,410,368	(30,134)
Net Surplus (deficit)	(324,991)	(195,928)	(129,063)

Maintenance contract costs have increased.
Increased dump costs contribute to the unfavorable variance.

HOUSING CHOICE VOUCHER (RENTAL ASSISTANCE and MTW)

	Actual	Budget	Variance Favorable (Unfavorable)
HAP Revenue	34,537,249	36,177,414	(1,640,166)
HAP Payments to Landlords	34,645,184	35,543,677	898,493
Fee & Other Revenue	4,055,861	3,118,645	937,216
Expenditures	2,987,837	3,296,984	309,147
Net Surplus (deficit)	960,088	455,398	504,690

Neighborhood Stabilization Program (NSP)

	Actual	Budget	Variance Favorable (Unfavorable)
Revenue	1,005,582	1,028,250	(22,667)
Expenditures	614,187	634,694	20,506
<i>Restricted Surplus (deficit)</i>	<i>391,395</i>	<i>393,556</i>	<i>(2,161)</i>

Business Activities

	Actual	Budget	Variance Favorable (Unfavorable)
Revenue	2,989,823	2,954,996	34,827
Expenditures	1,652,459	1,935,137	282,679
<i>Unrestricted Surplus (deficit)</i>	<i>1,337,365</i>	<i>1,019,859</i>	<i>317,506</i>

Rental revenue is higher than budgeted. Administrative salaries & maintenance wages are low compared to the budget.

WASHOE AFFORDABLE HOUSING (WAHC)

	Actual	Budget	Variance Favorable (Unfavorable)
HAP Revenue	23,586,312	24,415,743	(829,431)
HAP Payments to Landlords	23,586,312	24,415,743	829,431
<i>HAP Surplus (Deficit)</i>	<i>-</i>	<i>-</i>	<i>-</i>
Admin and Fee Revenue	991,964	813,428	178,536
Expenditures	667,455	617,936	(49,519)
<i>Unrestricted Profit (Loss)</i>	<i>324,508</i>	<i>195,492</i>	<i>129,016</i>
<i>Net compared to budget</i>	<i>324,508</i>	<i>195,492</i>	<i>129,016</i>

HAP revenue is passed-through monthly to the landlords.
Washoe Affordable has expended all of the grant money. They are waiting to hear if another grant will be awarded.

COCC

	Actual	Budget	Variance Favorable (Unfavorable)
Revenue	2,183,623	1,780,863	402,760
Expenditures	2,361,986	1,719,038	(642,948)
Net compared to budget	(178,363)	61,826	(240,189)

Employee benefits were budgeted low. Employment postings, consulting costs, staff training and technical assistance expenses are high during the 9 months of the fiscal year.

Administrative revenue from CFP recorded totaling \$333,586

ENTITY-WIDE TOTALS

	Actual	Budget	Variance Favorable (Unfavorable)
HAP Revenue	58,123,561	60,593,157	(2,469,596)
HAP Payments to Landlords	58,231,497	59,959,420	1,727,924
HAP Surplus (Deficit)	(107,936)	633,737	(741,673)
Fee & Other Revenue	15,342,365	13,910,622	1,431,743
Expenditures	12,724,427	12,614,157	(110,270)
Unrestricted Profit (Loss)	2,617,938	1,296,465	1,321,473
Net Surplus (deficit)	2,510,002	1,930,202	579,800

5. Receive Executive Director/Secretary's Report. (Discussion)

A. Update on Agency activities

- RHA’s new Executive Director, Hilary Lopez, will be starting on July 5, 2022. She will be spending much of her first week’s meeting with staff and acquainting herself with the agency and its housing programs.

- An all-staff meeting is planned for July to formally welcome her, update staff on agency activities and to review RHA's efforts to promote a culture of inclusion, strong communication and teamwork. Based on a survey of employees and their feedback on the agency's culture, three employee driven committees will be created to facilitate staff engagement going forward. Overall survey results were positive, but communication and input from staff were themes throughout the results.

The three committees will include:

- 1) Employee Engagement Committee – This committee will provide input on how management and executive level staff can improve employee engagement. The committee will provide input on RHA's Employee Evaluation process, new engagement ideas and policies, staff training needs/wants, etc.
 - 2) Morale Committee – This committee will spearhead employee centered activities that have previously been driven by executive staff, without staff input. The goal of this committee is to ensure that activities and events are truly ones that staff want and will engage in. RHA will provide funding to support these activities and assist in planning/implementation.
 - 3) Volunteer Committee – RHA consists of community minded individuals that thrive on giving back. Volunteer opportunities within RHA's sites as well as volunteer opportunities outside of RHA will be cultivated by this committee. RHA has had a volunteer committee in the past and the activities were well received by staff. Time during work hours will be provided to allow for participation in volunteer activities.
- RHA executive and management staff have committed to focusing attention on creating a healthy work/life balance at RHA to support our staff and their needs. Revised work schedules will be considered in the near future and a pilot "RHA Plus One" program will be undertaken in the near future to test a personnel policy allowing new parents to bring their babies (non-mobile) to the workplace. This program was implemented with huge success by RHA's Human Resources Director Squillante at the Division of Welfare and Supportive Services at the State level. If the pilot program proves to be successful, approval of a personnel policy change to fully implement the program will be requested of the Board. Prior to starting the pilot program insurance and liability concerns will be reviewed with legal and insurance providers.
 - During the last month, RHA hosted HUD Secretary Marcia Fudge along with Large City Mayors and CEOs for a roundtable discussion on affordable housing. The meeting and visit from the HUD Secretary were an enormous success thanks to the hard work of staff. Feedback from attendees was complimentary of RHA's Public Housing site (Silverada Manor) and the meeting. Secretary Fudge spent time meeting several Silverada residents as well.
 - The month of June also included a visit from a HUD inspector to conduct a regular inspection of all eight Public Housing sites. Prior to COVID, RHA volunteered to participate in a demonstration of HUD's new inspection protocol, NSPIRE. June's inspections followed this new protocol and every site performed very well. As part of the demonstration, scoring of this year's inspection will allow RHA to maintain the scoring we last received under the typical protocol, REAC, since the scoring mechanism of the new protocol has not yet been

determined by HUD. The HUD inspector was very complimentary of RHA's sites and staff and felt that if this year's inspection was scored, RHA would have maintained its high performer status.

Site	Score
Silverada Manor	98/100
Tom Sawyer Village	97/100
Myra Birch Manor	99/100
Hawk View Apartments	95/100
Stead Manor	90/100
Essex Manor	99/100
McGraw Court	100/100

- Letters of Intent (LOI) submitted by RHA for possible purchase of three lots on Ormand Court resulted in a phone call from an individual identifying himself as the owner of two of the three lots. The caller's voice sounded much younger than the owner previously identified as the owner of the lots. The caller stated that the purchase price proposed by the RHA was lower than he would like to sell his two lots for. He stated that he was looking for a sale price closer to \$75/square foot, which would make the full purchase price of all three lots at \$3.8 million, which is \$2.6 million more than RHA offered. The Interim Executive Director advised the caller that this price was not feasible for the RHA based on our funding structure as an affordable housing landlord in addition to sales of property in the area and the current market. Both LOI's have expired.
- RHA was informed last week that at least one of its pre-applications for ARPA funding through the State was selected for full application. Notification of which application(s) will be provided in the coming weeks by the Nevada Housing Division.
- RHA's website will be redesigned in the coming months to ensure ease in navigation, increased visual appeal, and prioritization of information access and accuracy.

B. Update on Rental Assistance Voucher Programs / Asset Management

Rental Assistance Voucher Programs

Voucher Type	Total Voucher Allocation	Vouchers Leased as of 5/1/22	Percent Leased	Vouchers Issued Not Yet Leased
Housing Choice Voucher	2,382	2,204	93%	177
VASH	416	251	60%	62
EHV	137	30	22%	46
FYI	15	0	0%	5

Number HQS Inspections Conducted by Month	
May 2022	326

Emergency Rental Assistance (CHAP)

Funding Source	Total Funding Awarded	Total Spent to Date	Number Households Approved	Percent Funding Spent
NV Housing Division	\$15,950,000	\$7,803,784	1126	49%
Washoe County	\$6,380,855	\$6,257,600	739	98%
City of Reno	\$5,700,000	\$5,700,000	718	100%

Housing Choice Vouchers (HCV)

Description: Vouchers used by clients to lease a unit in Washoe County of their choosing. Applicants are pulled from the RHA HCV Waitlist. These vouchers also include Project Based Vouchers. The RHA has chosen to Project Base 107 of our HCV's to assist special populations obtain housing. Of the total 107 PBV units, 95 are assigned to RHA owned properties.

Lease-Up Expectations: Although total voucher allocation is 2524, HUD has set the agency's leasing expectation at 2382 (AKA RHA's MTW Baseline), which is the maximum leasing expectation set by HUD when RHA signed its MTW Contract. Funds provided by HUD to support the HCV program are also used to support the agency's MTW activities and therefore full lease up of all 2524 vouchers is not expected or suggested by HUD.

Veteran's Affairs Supporting Housing Vouchers (VASH)

Description: Vouchers allocated by HUD with an ongoing partnership with the VA to serve homeless veterans. The VA provides case management services to participants. The VA makes direct referrals to RHA of eligible clients and the RHA provides a VASH voucher. Currently, RHA has project-based 9 of these vouchers.

Emergency Housing Vouchers (EHV)

Description: Vouchers allocated by HUD for the specific purpose of assisting homeless individuals or families or those at risk of homelessness in obtaining housing. RHA is partnering with four local agencies (Catholic Charities, Health Plan of Nevada, Washoe County Human Services-Our Place and Volunteers of America) that have experience providing services to this population. Referrals for the program must come from the regional Continuum of Care (CoC) coordinated entry system. Direct referrals are received by the RHA from the partnering agency and the RHA provides the EHV voucher.

Foster Youth to Independence Vouchers (FYI)

Description: Voucher allocated by HUD for the specific purpose of assisting foster youth aging out of the foster care system. RHA is partnering with Washoe County Human Services and Eddy House to provide referrals and case management to clients. Direct referrals are received by the RHA from the partnering agency and the RHA provides the FYI voucher.

Asset Management

- Director of Asset Management, Shanika Bumphurs, left RHA in early June to return to her home in Minnesota. Interim Executive Director/Deputy Executive Director, Heidi McKendree, will oversee the department until a suitable replacement is hired.
- Area Maintenance Lead, Kevin Bowen, started with RHA in May. He has already begun building a leadership relationship with maintenance staff. His skills and management represent a needed leader in the maintenance department.
- Over the next several months the department's processes and procedures will be reviewed to ensure consistency within the department.

C. Update on Workforce Development, Elderly Services, and youth activities

Department Updates:

- As the department's programs continue to grow, staff has planned a trip to San Diego in July to meet with the **San Diego Housing Commission's** (SDHC) staff regarding their non-profit subsidiary, Achievement Academy (similar to RHA's workforce development program). RHA staff will meet with SDHC Achievement Academy staff to discuss their transition to a non-profit subsidiary and will meet a few of their key partners involved.
- **Cire Equity** released an RFP with the objective to transfer ownership of a 17,000 SF vacancy in Paradise Plaza to a local non-profit partner with a community-service use. Staff is developing a proposal for the potential ownership and redevelopment of the building into an RHA resident services and surrounding community hub.

Elderly Services:

- RHA is partnering with the Silverada Resident Council to host a BBQ and concert in celebration of the 4th of July. The event is open to all RHA Public Housing seniors, all RHA staff, and board members!

Youth/Family Activities:

- Two pool days were hosted for RHA youth and families, thanks to Commissioner Delgado's generous contingency fund donation. Families that attended also received snacks, beverages, and some even received pool passes for the summer.
- RHA is partnering with **University of Nevada, Reno Extension** to provide week-long summer camps at each family Public Housing site.

Resident Council Highlights:

- Stead Resident Council hosted a "Kick off to Summer" BBQ open to all Stead Manor residents complete with water games, face painting, chalk contests, and of course delicious food.
- Hawk View Resident Council hosted a "Resident Appreciation Breakfast" open to all Hawk View residents.

Workforce Development:

- RHA is collaborating with **Opportunity Alliance Nevada** and the **Southern Nevada Regional Housing Authority (SNRHA)** to apply for a grant with **Bank of America** to provide twenty RHA workforce development clients, and 20 SNRHA clients with the following:
 - Twelve weeks of the "Getting Ahead Program", which assists individuals living in poverty to evaluate their lives and develop their skills necessary to flourish
 - Access to financial navigators
 - A developed personal financial navigation plan
 - Ongoing financial advising and mentorship opportunities

- Workforce Development hosted a “Entrepreneurship Workshop” with special guest speakers Kathy Halbardier from **Nevada Small Business Association**, Cristina Arao from **Motto Mortgage**, and Tim Benson from local small business, **Wellness Blvd**.

** The Authority’s community partners are designated in bold within the Update on Elderly Services, Workforce Development, and youth activities headers.*

D. Update on Public Information Activities

Social Media

- Created and posted social items about Traner Pool Party, available scattered site rentals, RHA kids summer camps, Start Smart Youth WFD Program, Affordable Connectivity
- Program for low-cost wireless, 90+ Celebration, School’s Out summer driving, fire extinguisher training at WJW, Sec. Fudge visit.
- Researched and responded to direct queries on social media.

Website

- With Samantha and Heidi, selected local company to develop new website. Contract currently with executive staff/legal counsel before signing.
- Made several updates, with help from IT staff

Media

- Landlord briefings and need for new landlords picked up by channel 8 and KOH radio news
- RGJ covered Sundowner/Bonanza Inn updates and linked us again to Jacobs Entertainment proposal for new housing in downtown core.
- CHAP sunset information picked up by channel 4

Other

- Summer intern hired and has begun work. She’s pretty great and has already given me some new tools to use for social posts.
- Created and printed rodeo no parking signage for WJW
- Wrote WJW resident newsletter.
- With other staff, planned and coordinated roundtable event with Mayors &CEOs for U.S.
- Housing Investment, U.S. Conference of Mayors, and HUD secretary and her staff.
- Working on summer resident newsletter.

- Trying to carve out time to work on Opportunity Knocks Here magazine.

E. Update on Development Activities

The Development Department is currently working on the following improvement projects:

- **(CF2019/2020) Silverada Chiller Replacement:** Gardner Engineering, (\$960,000.00). Gardner Engineering has completed the installation of all 16 package chiller units. They are in the process of insulating all of the water lines. Each package unit is being individually tested by an independent firm.
- **(RFP 2021- 11cnac)-** AEI Consultants. Contracts were executed March 17, 2022. AEI inspections began May 18, 2022 and were concluded May 20, 2022. RHA has received draft reports for Silverada Manor, Stead Manor and Myra Birch Manor. The remaining draft reports are pending.
- **(OPS) Dick Scott Manor Project:** H & K Architects have completed approximately 50% of the final design. A review meeting was held with H & K Architects and Wood Rodgers Civil Engineers and Planners to go through and finalize the plans and specifications. The next meeting will be at 100% Design Documents and a Final Guaranteed Maximum Price (GMP) from Plenum Builders.
- **(CF2019) Myra Birch Playground Improvements:** TNT Lawns Plus (\$40,513.00). Estimated contract award date April 22, 2022. A notice to proceed will be signed June 29, 2022.
- **(CF2019) Essex Manor Playground Redevelopment:** TNT Lawns Plus (\$125,313.00) The bid opening for this project was April 8, 2022. The lowest qualified bid (TNT) exceeded the budget by approximately \$25,313.00. At the May, 2022 Board meeting approval was granted to move additional funds to the project and award the contract. The Contractor is in the process of obtaining a payment and performance bond.
- **(CF2020) John McGraw Court Water Heater Replacement:** Plans and Specifications were completed May 11, 2022. The project was advertised to bid May 12, 2022. Bids were received June 17, 2022. The apparent lowest qualified bidder was Michael's Plumbing (\$141,909.00). Staff will be seeking Board approval at the July 2022 meeting.
- **(CF 2020) Essex Manor Water Heater Replacement-** Plans and Specifications will be complete June 24, 2022. The project was advertised March 25, 2022. Bids will be due late July 2022.

F. Update on Information Technology activities

EDMS Implementation Update

- Staff continues to scan Rental Assistance files into the production environment
 - **6/16/2022**
 - 549 out of approx. 2500 client files have been scanned
 - All files will be scanned within 1 year and 6 months at current scan rate

- Staff continues to scan Admissions files into the production environment
 - **6/16/2022**
 - 3772 out of approx. 5100 applicant files have been scanned
 - All files will be scanned within 2 months at current scan rate
- Staff continues to prepare physical paper files in the Rental Assistance, Admissions, Finance, and HR departments
- Avero Advisors will continue to provide Project Management services through July 15th of this year
- Weekly meetings take place between RHA, GSG, and Avero Advisors to ensure expectations and timelines are being met
- **6/16/2022:** Staff began scanning HR files into the production environment
- **6/16/2022:** User Acceptance Testing (UAT) was completed for the Finance Department
- **6/17/2022:** Global Solutions Group began configuration of the Live environment for the Finance Department

G. Update on MTW Activities

- Staff began implementing approved revisions to the FY 2022 MTW Plan.
- Staff began synthesizing data for the MTW Report, due in September 2022.

6. Discussion and possible action to authorize the Interim Executive Director to execute a contract for legal services with Allison MacKenzie Law. Approval hereof may have a fiscal impact up to and including the value of legal services provided at a rate not to exceed \$350 per hour. (For Possible Action)

Interim Executive Director McKendree reported RHA received Request for Qualifications (RFQ) packets from three law firms. A committee consisting of herself, Board Chair Sullivan, and incoming Executive Director Lopez interviewed all applicants selecting Ryan Russell with Allison McKenzie Law. The committee agreed that based on Mr. Russell's background and previous experience, he would best fit the needs of the Agency.

Chairman Sullivan moved to approve the contract for legal services with Allison McKenzie Law. Commissioner Johnson seconded the motion. Hearing no further discussion, Vice Chairman Aiazzi called for the question. The vote was all ayes, no nays. Vice Chairman Aiazzi declared the motion carried.

7. Discussion and possible action to approve a promissory note secured by a deed of trust in the amount of \$1.75 million to the Nevada Youth Empowerment Project (NYEP)/Truckee Meadows Housing Solutions for the construction of The Gen Den Apartments. (For Possible Action)

Interim Executive Director reported the Nevada Youth Empowerment Project (NYEP) under the business entity, Truckee Meadows Housing Solutions, is proposing to build a 10-unit, multigenerational housing complex. The projected total cost is \$2.3 million. After receiving

donations through fundraising NYEP is requesting assistance with the \$1.75 million needed to complete the project. NYEP has applied for American Rescue Plan Act (ARPA) funds to cover the construction funding gap. NYEP is requesting RHA to provide \$1.75 million up front in the form of a loan to break ground on the construction project as soon as possible. Should NYEP secure the ARPA funds, they would then use those funds to repay their loan to RHA. Should the ARPA funding not get approved, they would like RHA to consider turning that \$1.75 million provided into a donation.

Chairman Sullivan moved to authorize Interim Executive McKendree to enter into negotiations with NYEP for the \$1.75 million dollars requested to complete construction of their Gen Den Apartment project. The RHA will loan \$1.75 million to NYEP. If they are not approved for ARPA funding to repay the loan, RHA will either take ownership of the land or the Gen Den Apartment Complex itself. Commissioner Johnson seconded the motion. Hearing no further discussion, Vice Chairman Aiazzi called for the question. The vote was all ayes, no nays. Vice Chairman Aiazzi declared the motion carried.

- 8. Discussion and action to approve a Purchase and Sale Agreement (Agreement) for the property located at 1775 East 4th Street (APN 008-211-50) with Washoe County, a political subdivision of the State of Nevada, (Buyer) for a purchase price not to exceed \$5.15 million. Approval hereof will include authorization for the Interim Executive Director, with advice of legal counsel, to execute said Purchase and Sale Agreement in a form acceptable to legal counsel. (For Possible Action)**

The original Purchase and Sale Agreement stated the purchase price of \$5.15 million. However, the parcel appraised for \$5.5 million.

Chairman Sullivan moved to authorize Interim Executive Director McKendree to submit a counteroffer with Washoe County. The new terms would state RHA is asking for the \$5.5 million the property appraised for in cash or \$5.15 million in cash with the difference to be paid for in the form of a property equivalent approved by RHA, to be suitable for affordable housing. Commissioner Johnson seconded the motion. Hearing no further discussion, Vice Chairman Aiazzi called for the question. The vote was all ayes, no nays. Vice Chairman Aiazzi declared the motion carried.

9. Additional items:

- i) General matters of concern to Board Members regarding matters not appearing on the agenda. (Discussion)**

None discussed.

- ii) Reports on conferences and trainings. (Discussion)**

There were no conferences or trainings discussed.

- iii) Old and New Business. (Discussion)**

None discussed.

iv) **Schedule of next meeting.** The following dates have been scheduled in advance but are subject to change at any time: Tuesday, July 26, 2022; Tuesday, August 23, 2022; and Tuesday, September 20, 2022. (For Possible Action).

11. **Public Comment.** The opportunity for public comment is reserved for any matter within the jurisdiction of the Board. No action on such an item may be taken by the Board unless and until the matter has been noticed as an action item. Comment from the public is limited to three minutes per person.

There was no public comment.

12. **Adjournment. (For Possible Action)**

Chairman Sullivan motioned to adjourn the meeting. Commissioner Johnson seconded the motion. Hearing no further discussion, Vice Chairman Aiazzi called for the question. The vote was all ayes and no nays. Vice Chairman Aiazzi declared the motion carried and the meeting adjourned at 12:39 pm.