

MINUTES OF THE MEETING OF THE
HOUSING AUTHORITY OF THE CITY OF RENO
DEVELOPMENT COMMITTEE
August 21, 2020

The Development Committee of the Housing Authority of the City of Reno (Agency) meeting was called to order by Executive Director, Amy Jones, at 11:01 am on Friday, August 21, 2020. Pursuant to Governor Sisolak's March 22, 2020 Declaration of Emergency Directive 006, the requirement contained in NRS 241.023(1)(b), that there be a physical location designated for meetings of public bodies where members of the public are permitted to attend and participate, is suspended in order to mitigate against the possible exposure or transmission of the COVID-19 (Corona Virus). Persons may participate by using the teleconference number and collaboration code listed below. Committee members may participate in person. If you desire to participate in person, bear in mind that social distancing requirements will be observed and only a total of 10 persons may be in the room at one time.

Members Present

Britton Griffith
Fred Reeder
Krista Wahnefried (via phone)
Allyson Wong

Members Absent

Lane McQuatt

Staff Present

Amy Jones, Executive Director
Mishon Hurst, Deputy Executive Director
Heidi McKendree, Director of Rental Assistance
Maribel Martinez, Director of Asset Management
Linda Long, Acting Director of Administration
Matt Robinson, Director of Development
Kathy Merrill, Executive Administrative Assistant

Staff Absent

Others Present

Eric Novak, Praxis Consulting Group, LLC (via phone)

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

- **Call to order and roll call.**
- **Receive introduction of guests.**

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)**

It was moved by Member Griffith to approve the Amended agenda posted on August 20, 2020. Member Wong seconded the motion. Motion passed unanimously.

1. Presentation and discussion of RHA Programs by Agency directors to include areas in where department roles and policies impact future development opportunities. (Discussion)

Executive Director Jones explained Agency directors will provide an overview of their departments and the impact they have on the development process. Funding sources will be identified as it pertains to the departments.

The Agency Board goals for the committee are to focus on putting more housing units into the market. This would include maintaining current units for the long term and the best use of the sites for the benefit of the community and the Agency. Drafting a long-term development plan would be the overall goal of the committee. A key component of the plan would be reducing the time and cost to develop affordable properties. The Board is open to partnerships to assist with the development process. A Board Retreat is slated for October. Staff would like to obtain recommendations from the committee to bring to the Board at the retreat. At the next Board meeting, discussion will include goals for the committee and the appointment of Britton Griffith as Chair.

The Agency's designation as a Moving To Work (MTW) agency allows flexibility with funding and regulations. In July, HUD approved an MTW activity allowing us to use our reserves for development. The Board is open to new development, conversion of Public Housing sites, purchasing occupied units and land, and acquisition rehab.

Executive Director Jones thanked the committee for making the RHA a priority. She encouraged members to ask questions throughout the presentations.

Each director proceeded to give a brief overview of their departments and funding opportunities as they pertain to development.

2. Presentation and discussion of the Rental Assistance Demonstration (RAD) Portfolio Analysis and Preliminary Recommendations, in which additional funding sources may be considered by the committee, from Eric Novak, Principal, Praxis Consulting Group, LLC. (Discussion)

Executive Director Jones explained that Eric Novak was instrumental in obtaining funding for the Willie J. Wynn Apartments project developed by the RHA this year. His consulting knowledge and experience arises from ventures with several housing authorities throughout the county.

Praxis Consultant Novak presented an overview of the Portfolio Analysis and outside funding opportunities that could be available to the RHA for development.

2. Additional items:

- i) General matters of concern to committee members regarding matters not appearing on the Agenda. (Discussion)

There were no matters of concern of the committee.

- ii) Old and New Business. (Discussion)

There was no old or new business.

3. **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.

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

The meeting adjourned at 12:21 pm.