

MINUTES OF THE MEETING OF THE
HOUSING AUTHORITY OF THE CITY OF RENO
DEVELOPMENT COMMITTEE
August 27, 2020

The Development Committee of the Housing Authority of the City of Reno (Agency) meeting was called to order by Chair Griffith at 12:03 pm on Thursday, August 27, 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). This meeting was held by video/telephone conference.

Members Present

Britton Griffith
Lane McQuatt joined at 12:08 pm
Fred Reeder
Krista Wahnefried joined at 12:05 pm
Allyson Wong

Members Absent

Staff Present

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

Staff Absent

Others Present

RHA Commissioner Mark Sullivan, Vice Chairman

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 Chair Griffith to approve the agenda posted on August 21, 2020. Member Reeder seconded the motion. Motion passed unanimously.

- 1. Discussion of future affordable housing development opportunities. Properties under consideration include 1035 8th Street, APN 008-164-20 owned by the RHA, Horizon Hills APN 82-225-10 owned by the RHA, and parcels APN 011-640-05, APN 011-640-06, APN 011-640-07, and APN 011-640-08 currently owned by the City of Reno. Discussion to include but not limited to, developing affordable housing units on properties under consideration and/ or selling parcels that fall under RHA ownership, where applicable. (Discussion)**

Executive Director Jones stated the 8th Street parcel requires 40 percent or below of Area Median Income (AMI) which likely will require Project-Based Voucher on the units built on the property. The Board has indicated that the 8th Street property is a priority, as it has a timeline attached to it for the development phase. The Authority has owned the Horizon Hills property since 2000. Single family homes were considered for this property, at one time, however the Authority received push-back from the neighborhood regarding its development. The four parcels owned by the City of Reno have been identified by the Board as a potential opportunity to acquire for development of affordable housing. Any direction of the committee will be forwarded to the Board for consideration.

Committee members discussed potential development suggestions for the 8th Street property.

Member Wahnefried moved to recommend developing as many units as feasible on the property for a multi-family project with a garage option. Member Wong seconded the motion. Motion passed unanimously.

Committee members discussed potential development suggestions for the New Horizons property.

The committee discussed many positive attributes for building single family homes with a lease to own option attached to each home. Staff would be prepared to favorably address any neighborhood concerns. Member Reeder was of the opinion that the property could hold 16 to 22 homes and would need road infrastructure, which could cost approximately \$250,000 for each home. Authority Vice Chairman Sullivan stated research on the development process from start to finish would benefit the staff and committee.

Deputy Executive Director Hurst explained there are reserves in the NSP I, NSP II, and NSP III accounts that would be available for development of this property. The Authority's next process would be to advertise a Request For Qualification (RFQ) for an architect, which can be funded through Authority Operating funds. Once the architect has a cost estimate of the project and the number of homes that can be built, finance options would be the following step of the development process.

Member Reeder moved to recommend to advertise for an architect on the Horizon Hills property, APN 82-225-10, to determine the feasibility of developing single-family homes in a lease to own program. Member Wahnefried seconded the motion. Motion passed unanimously.

Committee members discussed potential development suggestions for the four parcels owned by the City of Reno.

Member Wahnefried indicated previous use of one of the parcels was an auto shop which may warrant a Phase II investigation and possible environmental cleanup for the conversion from commercial industrial to residential.

Chair Griffith recommended that staff start preliminary environmental and neighborhood statistical research for further discussion of this item.

Chair Griffith agreed to contact Don Clark for his input on the parcels as it was discussed he has previous experience with converting such properties.

2. Additional items:

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

Chair Griffith stated she is meeting with Executive Director Jones on further committee matters and encouraged all members to reach out to her with any committee related business.

- ii) Old and New Business. (Discussion)

Date of the next meeting is slated for September 24, 2020 at 12:00 pm.

- 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 12:44 pm.