

MINUTES OF THE MEETING OF THE
HOUSING AUTHORITY OF THE CITY OF RENO
DEVELOPMENT COMMITTEE
September 24, 2020

The Development Committee of the Housing Authority of the City of Reno (Agency) meeting was called to order by Chair Griffith at 12:02 pm on Thursday, September 24, 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, Chair
Lane McQuatt
Fred Reeder
Krista Wahnefried
Allyson Wong

Members Absent

Staff Present

Amy Jones, Executive Director
Chuck Zeh, RHA Legal Counsel
Mishon Hurst, Deputy Executive Director
Heidi McKendree, Director of Rental Assistance
Maribel Martinez, Director of Asset Management
Ryan Aeschlimann, Director of Administration
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 Member Wahnefried to approve the agenda posted on September 18, 2020. Member Reeder seconded the motion. Motion passed unanimously.

1. Approval of the minutes of the RHA Development committee meetings held July 29, 2020, August 21, 2020, and August 27, 2020. (For Possible Action)

It was moved by Member Wahnefried to approve the minutes of the RHA Development committee meetings held July 29, 2020, August 21, 2020, and August 27, 2020. Member Reeder seconded the motion. Motion passed unanimously.

2. Update on previous action items of properties currently under discussion that 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)

Executive Director Jones updated the committee stating staff has advertised a Request for Qualifications (RFQ) for an architect to assess the best use of the Horizon Hills property. The RFQ is due October 9, 2020. Findings will be presented to the committee.

Staff has submitted a letter of interest to the Acting City Manager Soto for the four parcels owned by the City of Reno. If the City has interest in working with the RHA, the next step would be to order an appraisal of the properties.

Staff discussed unit configuration options for the 8th Street property with Member Wong. Input was also sought from Councilman Delgado and the City of Reno Mayor. Staff continues to gather more information to determine the best use of the site. Staff is considering targeting homeless youth graduates from the NYEP program or the Eddy House program. Both programs offer youth the opportunity to gain self-sufficiency skills. Providing the youth with a subsidy for the next phase of housing after graduation could fill a much needed housing void. This target demographic would be suitable for the property due to its limited size. In this scenario, the unit configuration may be one bedroom unit or two bedrooms that can be shared between two youth. Another consideration could be a townhome option for families with children. The unit configuration would be two bedroom units which would allow for 6 individual units on the site. Executive Director Jones requested to pursue both of these options for the 8th Street property.

Chair Griffith asked staff for direction on where the committee could provide assistance to staff to pursue development of the 8th Street property. Executive Director Jones asked the committee to configure the number of one bedroom units that could be built on the site. Chair Griffith requested staff to forward the concepts Member Wong drew up to assist the committee.

3. Discussion and assessment of Mineral Manor, Public Housing Project NV39-P001-101. Discussion may include various scenarios related to individual units, unit configuration, zoning, and a rebuild in order to determine the best use of the site. (Discussion)

Executive Director Jones indicated staff would like committee input on the Mineral Manor property concerning the impact the NDOT expansion will have on the site. Though NDOT's plan is approximately eight years away, it is anticipated 44 units within 22 buildings will be lost. Staff requested input from the committee as to the options to reconstruct these lost units. The Administrative office is also in need of replacing or relocating as staff has outgrown its capacity.

Staff has many questions as to the configuration of the area streets. Andesite is owned by the RHA and staff would like to consider the feasibility of building over that street. The freeway expansion will end Ninth Street at the Spaghetti Bowl. Would it be possible to abandoned the street and cul-de-sacs where the RHA could encompass them into the entire site for more ground for added building space, thereby changing the footprint of the site? Moving the residents is also a concern of the staff. Reconfiguration of the site could be done in phases.

Member Reeder added the consideration of the utilities that are currently underground.

Chair Britton will reach out to the City planners for initial information to gather information on abandoning the street and permitting.

RHA Vice Chairman Sullivan indicated street abandonment is a simple application process with the City of Reno. He further recommended staff discuss with the City the plan outlined within the Rental Assistance Demonstration (RAD) recommendations regarding the site.

Another factor brought up by the Executive Director is the fact that the Mineral Manor property is over 50 years old and was also the first Public Housing site built in Reno. This signifies the site as a historical site under the State Historic Preservation Office (SHPO). This will prompt their involvement in the process which adds to the expense, as well as the project timeline.

RHA Vice Chairman Sullivan recommended contacting Jeff Brochart with the City of Reno who is updating the Master Plan. He further suggested the option of developing a multi-storied building to encompass the same number of units or more with the Administrative offices below. This would free up the site for further development. This concept could allow for additional assets to be built on the site for the benefit of the community. Executive Director Jones indicated that staff is considering keeping the Administrative offices on the Mineral Manor site, as well as other locations suitable for the Agency's needs.

Chair Griffith asked about a transition plan for current residents. Executive Director Jones stated NDOT is responsible for housing the residents. Timing is critical in order to take advantage of NDOT's financial support. NDOT cannot displace the residents. A possibility would be to build suitable housing for the residents that are in jeopardy of displacement on the site where the Administrative offices are currently located. This scenario would have the least impact on the families.

Chair Griffith will reach out to Jeff Brochart to start a preliminary discussion on the site.

Executive Director Jones stated staff will set up a meeting with the City of Reno planning staff to discuss feasible options for the site, as well as a discussion with RHA Vice Chairman Sullivan regarding the RAD plan. Staff will also gather research on the underground utility component.

4. Discussion and possible action to set future Development committee meeting dates. (For Possible Action)

Next Committee meeting was set for Thursday, October 22, 2020 at 12 pm.

5. Additional items:

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

Chair Griffith asked staff to forward any requests or needs of the residents and families of RHA programs to the committee so they could offer additional support for the upcoming holidays.

ii) Old and New Business. (Discussion)

There was no old or new business.

6. **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.

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

The meeting adjourned at 12:33 pm.