

MINUTES OF THE MEETING OF THE
HOUSING AUTHORITY OF THE CITY OF RENO
DEVELOPMENT COMMITTEE
December 17, 2020

The Development Committee of the Housing Authority of the City of Reno (Agency) meeting was called to order by Chair Griffith at 12:00 pm on Thursday, December 17, 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 **joined at 12:05 pm**
Fred Reeder
Krista Wahnefried
Allyson Wong

Members Absent

Staff Present

Amy Jones, Executive Director
Chuck Zeh, Legal Counsel
Mishon Hurst, Deputy Executive Director
Heidi McKendree, Director of Rental Assistance
Matt Robinson, Director of Development
Samantha Arellano, IT Manager
Kathy Merrill, Executive Administrative Assistant

Staff Absent

Others Present

RHA Commissioner Mark Sullivan, RHA 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 December 14, 2020. Member Wong seconded the motion. Motion passed unanimously.

1. Approval of the minutes of the RHA Development committee meeting held October 22, 2020. (For Possible Action)

It was moved by Member Wahnefried to approve the minutes of the RHA Development committee meetings held October 22, 2020. Member Wong seconded the motion. Motion passed unanimously.

2. Update and discussion of 1035 8th Street property, APN 008-164-20, owned by the City of Reno. Discussion may include demographics of individuals to be served by the property, infrastructure elements, potential design build option, and funding sources. (Discussion and Possible Action)

Executive Director Jones requested input and expertise from the committee members as to whether a design build concept or procuring an architect and a developer would be best suited for the property. The Agency will be concentrating on developing the property as a standalone property as the Agency will not be purchasing any surrounding properties. Committee member Wong did originally suggest the design build concept.

Committee members and staff discussed the pros and cons of proceeding with the design build concept. The Agency process would involve advertising for a Request for Qualifications (RFQ) if this option was recommended.

Committee members were all in favor of proceeding with the design build concept. Chair Britton offered to have the committee review the RFQ before it is advertised, if that would be helpful to staff.

3. Update and discussion of Horizon Hills property, APN 82-225-10, owned by the RHA. Discussion may include developing affordable housing units on the site, the composition of such units, H+K Architects draft proposal for the site, and/ or selling the property. (Discussion and Possible Action)

Executive Director Jones reported that H+K Architects (H+K) was selected from the submitted proposals. The contract is in draft and in review. H+K will review the site and make recommendations to staff as to its best use. Staff asked the committee for input regarding specifics about the project that should be requested of H+K.

Director of Development stated H+K's draft proposal will encompass a grand design that is make the best use of the site. This will allow the Agency to envision the full scope of the property's potential. The opportunity to remove components from the grand design will be considered.

4. Discussion of the Nevada CARES Campus property, APN 008-211-46 and APN 008-211-43 acquired jointly with the City of Reno. (Discussion and Possible Action)

Executive Director Jones stated the RHA completed the purchase of the property on Fourth Street in partnership with the City of Reno, creating a joint ownership between the parties. A boundary line assessment will be completed to delineate between the parcels. The RHA's property is approximately 4.75 acres. The property currently houses an RV storage business that will transition to another location over the next 12 months. There are buildings that will need to be demolished on the property. The concept of the RHA's housing facility is in the concept phase.

In the next 12 months, the Agency will be working with community partners and experts in the field of homeless individuals in order to understand the direct need for the site. The concept

would take the form of transitional housing to allow the individuals to move out of the shelter into their own space, continuing to work on moving out of homelessness. The campus will offer individuals with employment assistance, job skills, and resources and benefits with the county or other entities that can provide case management services. The City of Reno is responsible for the cleanup of the contaminated soil that is on the property.

Executive Director Jones expressed that her desire was to introduce the property to the committee to allow them opportunity to come up with suggestions that would be suitable for such an endeavor. The focus of the composition of the facility would be simple to give the individuals their own space, possibly a studio with a kitchenette or a one-bedroom. The final composition will come from the specific need of the homeless individuals. Meeting the needs of the individuals will be the main focus, as well as the Agency's expertise of housing individuals, and managing housing. The supportive services will need to come from other agencies to help transition the individuals out. A phased approach, where multiple units are being phased in over time based on cost of the units is under consideration.

Chairman Sullivan indicated this project will need to be developed under the guise of a transitional living situation, meaning a sparse concept would be most suitable. The concentration would be on stabilizing the individuals and allowing them the opportunity to earn money with the intention of moving into a permanent housing situation. The City of Reno is responsible for the environmental remediation of the site, as well as the cleanup of the property. The current RV storage area could potentially be a source for funding to offset some of the cost.

Chair Griffin mentioned that privacy is important to this population and could be a deciding factor for them to see the benefit of a housing situation such as this.

Committee member Wahnefried commented that the site will need environmental contamination cleanup. It was clarified that the Spaghetti Bowl project will not impact the site.

The committee was invited to tour the property.

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

Executive Director Jones stated that the newly drafted Bylaws state that a chair and vice chair shall be elected at the January meeting. Any interested committee members can reach out to Chair Griffin.

Next Committee meeting was set for Thursday, January 28, 2021 at 12 pm.

6. Additional items:

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

There were no other matters to discuss.

- ii) Old and New Business. (Discussion)

There was no old or new business.

7. **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 12:30 pm.