

MINUTES OF THE MEETING OF THE
HOUSING AUTHORITY OF THE CITY OF RENO
DEVELOPMENT COMMITTEE
March 25, 2021

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, March 25, 2021. 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
Allyson Wong

Members Absent

Krista Wahnefried, Vice Chair

Staff Present

Amy Jones, Executive Director
Chuck Zeh, Legal Counsel
Heidi McKendree, Director of Rental Assistance
Matt Robinson, Director of Development
Ryan Aeschlimann, Director of Administration
Josh Stice, IT Professional-Network Administrator
Kathy Merrill, Executive Administrative Assistant

Staff Absent

Mishon Hurst, Deputy Executive Director

Others Present

RHA Chair Mark Sullivan

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 Wong to approve the agenda posted on March 22, 2021. Member McQuatt seconded the motion. Motion passed unanimously.

1. Approval of the minutes of the RHA Development committee meeting held January 28, 2021. (For Possible Action)

It was moved by Member Wong to approve the minutes of the RHA Development committee meeting held January 28, 2021. Member McQuatt seconded the motion. Motion passed unanimously.

2. 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 updated the committee on the Nevada CARES Campus property. Director-level staff has met with the women and families shelter, Our Place, have toured the current shelter, and will be touring the new shelter (part of Nevada CARES Campus), and CrossRoads. Staff has also met with a staff member from Haven for Hope, which has a similar campus model.

The information gathered from the various visits and conversations community agencies has brought to light the many facets of the project to consider, such as unit configuration, safety, sober living, community space, case management, etc. Understanding these factors will allow staff to create a successful program. The committee was invited to accompany staff on the upcoming tours.

Executive Director Jones reviewed the Nevada CARES Campus Community Stakeholder Meeting handout, explaining the three phases of the project. Phase one is the shelter site with the capacity to hold 465 individuals with the ability to expand to 900 if needed. The acquisition cost of the site was \$16.8M which was shared by all parties, City of Reno, Washoe County, and the RHA. The Governor's Bowl site was also purchased with the possible concept of holding camping sites on that section of the property. It is anticipated the shelter will be completed April 16, 2021.

Phase two of the project will encompass the resources for site improvements. The cost of phase two is \$11M in which fundraising efforts are being considered to raise the needed funds. Services needed to be considered include an intake center, laundry, cafeteria, medical, and animal services that will support the campus.

Phase three is the housing piece which is RHA's component of the project. RHA will not have access to the site until January 2022. RHA's focus will be to provide the services necessary to ensure residents in transitional housing do not relapse. The goal of the RHA is to support all parties involved, the City, the County, and the community, as well as the individuals in the shelter and the transitional housing site. Feedback from the committee as this project progresses was requested.

The RHA's desire to expand future development to provide additional affordable housing opportunities within the community will require restructuring of the Development department to include adding a senior project manager position. Input from the committee was requested as to the senior project manager position, salary range, experience, and the probability of finding an individual in the current tight construction market. The committee and staff discussed several options for the position. Staff will forward a brief job description of the position to the committee so they can relay any qualified individuals that might fit the need.

3. 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.

iii) Schedule of next meeting. The following dates have been scheduled in advance but are subject to change at any time: April 29, 2021, May 27, 2021; and June 24, 2021. (For Possible Action)

4. 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.

5. Adjournment. (For Possible Action)

The meeting adjourned at 12:32 pm.