

**NOTICE OF REGULAR MEETING OF THE  
HOUSING AUTHORITY OF THE CITY OF RENO  
BOARD OF COMMISSIONERS**

The Housing Authority of the City of Reno (Agency) will conduct a public meeting:

MEETING DATE: **Tuesday, February 28, 2023**  
TIME: **12:00 p.m. (Approximately)**  
PLACE: **Reno Housing Authority Boardroom  
1525 East Ninth Street, Reno, Nevada**

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**Follow the instructions below to attend this meeting online (you do not need a web cam to attend the meeting online):**

1. Access this meeting by clicking on the link shown below prior to calling in to the meeting:
2. Join from PC, Mac, Linux, iOS or Android: [Click here to join the meeting](#)
3. Before connecting to the meeting, click Phone Audio.
  - a. Enter your phone number.
  - b. Click “Call Me”
  - c. You will receive a call from Microsoft Teams
  - d. Press 1 to join the conference call where the video on the computer and your telephone’s audio are linked.

**Follow the instructions below to attend the meeting by calling in (audio only):**

1. Dial **one** of the following numbers
  - a. +1 (323) 433-2202
2. You will be prompted to enter the meeting ID followed by the “#” sign
  - a. **Phone Conference ID: 834 737 221#**

*Persons wishing to provide public comment may participate during the scheduled meeting by commenting in person during the course of the meeting, or address their comments, data, views, arguments in written form to Hilary Lopez, Ph.D., Executive Director, Housing Authority of the City of Reno, 1525 East 9th Street, Reno, NV 89512-3012, Fax: 775.786.1712; e-mail address: [HLopez@renoha.org](mailto:HLopez@renoha.org). Written submission should be received by the Board on or before, February 27, 2023, by 5:00 p.m., in order to make copies available to members of the Board and the public.*

*Below is an agenda of all items scheduled to be considered. At the discretion of the chairperson or the Board, items on the agenda may be taken out of order; the Board may combine two or more agenda items for consideration, and the Board may remove an item from the agenda or delay discussion relating to an item on the agenda at any time. The public is advised that one or more members of the Board may participate in the meeting via electronic means.*

**A G E N D A**

- Call to order and roll call.
  - Introduction of guests.
  - First Period of 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, under these items.
  - Approval of agenda. (For Possible Action)
1. Presentation of financial audit from Justin Measley, Certified Public Accountant with CliftonLarsonAllen LLP. (Discussion)
  2. Approval of the minutes of the regular Board meeting held January 17, 2023. (For Possible Action)
  3. Consent Agenda. (All consent items may be approved together with a single motion, be taken out of order, and/or be heard and discussed individually. Items will be removed and considered separately at the request of the public or Board member.) (For Possible Action)

No items.

4. Commissioner Reports. (Discussion)
5. Executive Director/Secretary's Report. (Discussion)
  - A. Update on Agency activities
  - B. Update on Rental Assistance Voucher Programs / Asset Management
  - C. Update on Workforce Development, Elderly Services, and youth activities
  - D. Update on Public Affairs activities
  - E. Update on Development activities
  - F. Update on Information Technology activities
  - G. Update on MTW activities
6. Discussion and possible action to authorize the Executive Director to negotiate and execute a no cost Interlocal Agreement between RHA and the Division of Welfare and Supportive Services. (For Possible Action)
7. Discussion and possible action for Approval of a construction contract between the City of Reno Housing Authority and Plenium Builders for construction of Dick Scott Manor for a Gross Maximum Price of \$4,009,428.00. (For Possible Action)
8. Discussion and possible action to approve new rent setting policies for unaided and NSP properties. (For Possible Action)
9. Discussion and possible action to approve a new flat rent for public housing. (For Possible Action)

10. Discussion and possible action to solicit a lobbyist for the State of Nevada 2023 Legislative Session. Discussion may include without limitation an update on the Nevada Housing Coalition legislative priorities and/or support for housing legislation. (For Possible Action)
11. Discussion and possible action to modify the current meeting schedule to accommodate potential City and County elected officials and liaisons. (For Possible Action)
12. Discussion and possible action on the City of Reno's proposed Stormwater Utility Fee, RHA's submitted comments, and direction to staff on this matter. (For Possible Action)
13. Closed Session: Discussion on 1) the status of the Bonanza Inn and potential acquisition of the property, through possible use of eminent domain or otherwise, for subsequent development of low income and/or workforce housing using City of Reno American Rescue Plan Act (ARPA) and other sources and 2) City of Reno's response to RHA's request to use of ARPA funds allotted to the Bonanza for the proposed Carville Court Supportive Housing redevelopment project and the Essex Manor public housing rehabilitation project. *See Op. Nev. Att'y Gen. No. 372 (December 29, 1966).* (Discussion)
14. Open Session: Discussion and possible action to provide direction to Staff on 1) the status of the Bonanza Inn and potential acquisition of the property, through possible use of eminent domain or otherwise, for subsequent development of low income and/or workforce housing using City of Reno American Rescue Plan Act (ARPA) and other sources and 2) City of Reno's response to RHA's request to use of ARPA funds allotted to the Bonanza for the proposed Carville Court Supportive Housing redevelopment project and the Essex Manor public housing rehabilitation project and direction to staff on these items. (For Possible Action)
15. Discussion and updates on expanding Resident Services Programs. (Discussion)
16. Discussion and possible action on the Performance Evaluation of Hilary Lopez, RHA Executive Director, to consider her job performance, professional competence, character, and any alleged misconduct within the context of her performance. Discussion and possible action may include approval of an evaluation rating as well as any recommendation on the compensation and consideration provided to Dr. Lopez, which will be subject to her acceptance or rejection of the same. (For Possible Action)
17. Additional Items:
  - i) General matters of concern to Board Members regarding matters not appearing on the agenda. (Discussion)
  - ii) Reports on conferences and trainings. (Discussion)
  - iii) Old and New Business. (Discussion)
  - iv) Request for Future Agenda Topics (Discussion)

- v) Schedule of next meeting. The following dates have been scheduled in advance but are subject to change at any time: Tuesday, March 28, 2023; Tuesday, April 25, 2023; and Tuesday, May 23, 2023. (For Possible Action)
  - 18. 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.
  - 19. Adjournment.
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*This meeting is accessible to the hearing impaired through the RHA TTY/TDD/voice phone line (385) 770-7166. Anyone with a disability, as defined by the Americans with Disabilities Act, requiring special assistance to participate in the meeting, may contact the Board of Commissioners at the following address, at least five days in advance of the meeting in order to make arrangements, if possible, for reasonable accommodations that would enable participation in the meeting by contacting Lindsay Dobson, Executive Administrative Assistant, Housing Authority of the City of Reno, 1525 East Ninth Street, Reno, Nevada, 89512, or by calling (775) 329-3630.*

*This agenda has been posted at the Housing Authority of the City of Reno Administrative Office, 1525 East Ninth Street; and further in compliance with NRS 241.020, this agenda has been posted on the official website for the Housing Authority of the City of Reno [www.renoha.org](http://www.renoha.org) and the State of Nevada Public Notification website <http://notice.nv.gov/>.*

*According to the provisions of NRS 241.020(5), a copy of supporting (not privileged and confidential) material provided to Board members may be obtained upon request made to: Lindsay Dobson, Executive Administrative Assistant, Housing Authority of the City of Reno, 1525 East Ninth Street, Reno, Nevada, 89512, or by calling (775) 329-3630. Copies of supporting (not privileged and confidential) material provided to Board members by staff may be obtained at the aforementioned address.*

*Dated February 23, 2023*



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By: Lindsay Dobson  
Executive Administrative Assistant