

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

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. Written submission should be received by the Board on or before, March 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.

AGENDA

- 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. Approval of the minutes of the regular Board meeting held February 28, 2023, and the minutes of the closed session Board meeting held February 28, 2023. (For Possible Action)
 2. Presentation of updated Portfolio Assessment from Eric Novak, President, Praxis Consulting Group LLC. (Discussion)
 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)

- a) Possible adoption of Resolution 23-03-01 RH approving revisions to CFP2022, CFP2023, CFP2024, and CFP 2025 Five Year Rolling Capital Fund Project Plans, and to add CFP2026 to the Five-Year Rolling Capital Fund Project Plan. (For Possible Action)
- b) Possible adoption of Resolution 23-03-02 RH approving revisions to CFP2023, CFP2024, CFP2025, and CFP 2026 Five Year Rolling Capital Fund Project Plans, and to add CFP2027 to the Five-Year Rolling Capital Fund Project Plan. (For Possible Action)
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
 - H. Financials
6. Discussion and possible action to renew the contract between the RHA and JF Downey Realty Consulting & Advisory Services LLC for Eviction Prevention Services for an amount not to exceed \$217,700. (For Possible Action)
7. Possible adoption of Resolution 23-03-03 RH approving the content and submission of the Authority's FY 2024 Moving to Work Annual plan and Certifications of Compliance to the U.S. Department of Housing and Urban Development (HUD). (For Possible Action)
8. Discussion on the status, funding, and related matters for proposed RHA housing development projects including, but not limited to:
 - a. Dick Scott Manor
 - b. Hawk View Apartments
 - c. Silverada Manor
 - d. John McGraw/Silver Sage Court
 - e. Stead Manor
 - f. Essex Manor
 - g. 419 10th Street
 - h. Carville Court
 - i. Paradise Plaza(Discussion)
9. Possible adoption of Resolution 23-03-04 committing \$800,000 in RHA HUD held reserves for MTW Activity #2022-01 and \$350,000 in Washoe County ARPA grant funds for the rehabilitation of Paradise Plaza to serve as a workforce development hub. (For Possible Action)

10. Possible adoption of Resolution 23-03-05 committing \$1,395,201 in RHA HUD held reserves for MTW Activity #2022-01 for a total commitment of \$3,039,201 for workforce development related activities and staffing through the expiration of the current MTW contract in 2028. (For Possible Action)
11. Possible adoption of Resolution 23-03-06 committing \$4,650,000 in RHA HUD held reserves for MTW Activity #2021-01 for the redevelopment of Carville Court Apartments. (For Possible Action)
12. Possible adoption of Resolution 23-03-07 committing an amount not to exceed \$7,500,000 in RHA HUD held reserves for MTW Activity #2021-01 for the redevelopment of Hawk View Apartments. (For Possible Action)
13. Discussion and possible action to authorize the Executive Director to negotiate and execute a Professional Services Agreement with the selected Relocation Firm for relocation services at Hawk View Apartments in an amount not to exceed \$225,000. (For Possible Action)
14. Discussion and possible action to authorize the Executive Director to negotiate and execute a Professional Services Agreement with the selected Relocation Firm for relocation services at Silverada Manor in an amount not to exceed \$350,000. (For Possible Action)
15. Discussion and possible action to approve the Purchase and Sale Agreement (PSA) for the property located at 419 10th Street for \$775,000. (For Possible Action)
16. Discussion and possible direction to staff regarding the status of RHA's scattered site portfolio and potential long-term strategy for these properties. (For Possible Action)
17. Discussion and possible action to implement the Board approved \$9,250.00 salary increase relating to Executive Director Lopez' performance evaluation effective March 6, 2023, and the Board approved Cost of Living Adjustment (COLA) based on the April 2023 Consumer Price Index Western Information Office, West Region effective the first full pay period of July 2023. (For Possible Action)
18. 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, April 25, 2023; Tuesday, May 23, 2023; and Tuesday, June 27, 2023. (For Possible Action)

19. 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.

20. Adjournment.

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 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 March 23, 2023



*By: Lindsay Dobson
Executive Administrative Assistant*