

MINUTES OF THE REGULAR MEETING  
HOUSING AUTHORITY OF THE CITY OF RENO  
BOARD OF COMMISSIONERS  
January 17, 2023

The regular meeting of the Board of Commissioners of the Housing Authority of the City of Reno (Agency) was called to order by Vice Chairman Aiazzi at 12:15 pm on Tuesday, January 17, 2023 in the Agency's Boardroom.

**Commissioners Present**

Dave Aiazzi, Chairperson  
Jazzmeen Johnson, Vice Chairperson  
Mark Sullivan, Commissioner

**Commissioners Absent**

Mayor Hillary Schieve

**Staff Present**

Hilary Lopez, Ph.D., Executive Director  
Heidi McKendree, Deputy Executive Director  
Ryan Russell, Legal Counsel  
Linda Long, Director of Administration  
Darren Squillante, Director of HR  
Samantha Arellano Director of IT  
Cori Fisher, Director of Resident Services  
Jamie Newfelt, Director of Rental Assistance  
Kristin Scott, Director of Public Housing  
Kim Anhalt, Moving to Work Coordinator  
April Conway, Public Affairs Officer  
Lindsay Dobson, Executive Administrative Assistant

**Staff Absent**

**Others Present**

None

There being a quorum present, the order of business was as follows:

- **Call to order and roll call.**
- **Receive introduction of guests.**  
John Downey of JF Downey  
Farrah Downey of JF Downey  
Sparks County Commissioner Dian Vanderwell  
Nestor Garcia-Ruiz-Senior Project Manager
- **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.**

There was no public comment.

➤ **Approval of agenda (For Possible Action)**

Commissioner Sullivan motioned to approve the agenda. Vice Chairwoman Johnson seconded the motion. Hearing no further discussion, Chairman Aiazzi called for the question. The vote was all ayes, no nays. Chairman Aiazzi declared the motion carried and the agenda approved.

1. **Presentation by Cori Fisher, Director of Resident Services, to Jazzmeen Johnson, Family Self-Sufficiency graduate. (Discussion)**
2. **Presentation from Farrah Downey, JF Downey Realty Consulting & Advisory Services, LLC, for the Emergency Eviction Prevention Program Northern Nevada (EPPNN). (Discussion)**
3. **Approval of the minutes of the regular Board meeting held December 20, 2022, and the minutes of the closed session Board meeting held December 20, 2022. (For Possible Action)**

Commissioner Sullivan motioned to approve the minutes. Vice Chairwoman Johnson seconded the motion. Hearing no further discussion, Chairman Aiazzi called for the question. The vote was all ayes and no nays. Chairman Aiazzi declared the motion carried and the minutes approved.

4. **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.)**
  - a) Possible action to authorize the Executive Director to execute a contract with Mt. Rose Heating and Airconditioning, Inc. in the amount of \$304,000.00 to replace the HVAC system at John McGraw Court Public Housing Project NV39-P001-018.
  - b) Consider adoption of Resolution 23-01-01 RH authorizing the write-off of tenant accounts receivable for the Section 8 Rental Assistance Programs.
  - c) Consider adoption of Resolution 23-01-02 RH authorizing the write-off of landlord accounts receivable for the Section 8 Rental Assistance Programs.
  - d) Consider adoption of Resolution 23-01-03 RH authorizing the write-off of vacated tenant account receivables for the Low-Rent Public Housing Program.
  - e) Consider adoption of Resolution 23-01-04 RH authorizing the write-off of vacated tenant account receivables for the unaided properties.
  - f) Consider adoption of Resolution 23-01-05 RH authorizing the write-off of vacated tenant account receivables for the Cares Housing Assistance Payments (CHAP) program.
  - g) Consider adoption of Resolution 23-01-06 RH authorizing the write-off of vacated tenant account receivables for the Cares Housing Assistance Payments (CHAP) program.

- h) Possible approval of Vice Chairwoman Johnson's request to expend her Contingency Fund allotment in the amount of \$10,000 to the following non-profit organizations; The Ballroom of Reno (\$5,000), Black Wall Street Reno's diaper bank (\$3,000), and RHA's Workforce Development Program's scholarship awards dinner (\$2,000).

**5. Commissioner Reports. (Discussion)**

There were no commissioner reports

**6. Executive Director/Secretary's Report. (Discussion)**

## B. Update on Rental Assistance Voucher Programs / Asset Management

### Rental Assistance Voucher Programs

Voucher Type	Total Voucher Allocation	Vouchers Leased as of 12/1/22	Percent Leased	Vouchers Issued Not Yet Leased
Housing Choice Voucher	2,477	2,242	90%	169
VASH	416	281	68%	36
EHV	137	72	53%	36
FYI	15	4	27%	2

Number HQS Inspections Conducted by Month	
December 2022	239

#### **Housing Choice Vouchers (HCV)**

Description: Vouchers used by clients to lease a unit in Washoe County of their choosing. Applicants are pulled from the RHA HCV Waitlist. These vouchers also include Project Based Vouchers. The RHA has chosen to Project Base 107 of our HCV's to assist special populations obtain housing. Of the total 107 PBV units, 95 are assigned to RHA owned properties.

Lease-Up Expectations: Although total voucher allocation is 2524, HUD has set the agency's leasing expectation at 2382 (AKA RHA's MTW Baseline), which is the maximum leasing expectation set by HUD when RHA signed its MTW Contract. Funds provided by HUD to support the HCV program are also used to support the agency's MTW activities and therefore full lease up of all 2524 vouchers is not expected or suggested by HUD.

#### **Veteran's Affairs Supporting Housing Vouchers (VASH)**

Description: Vouchers allocated by HUD with an ongoing partnership with the VA to serve homeless veterans. The VA provides case management services to participants. The VA makes direct referrals to RHA of eligible clients and the RHA provides a VASH voucher. Currently, RHA has project-based 9 of these vouchers.

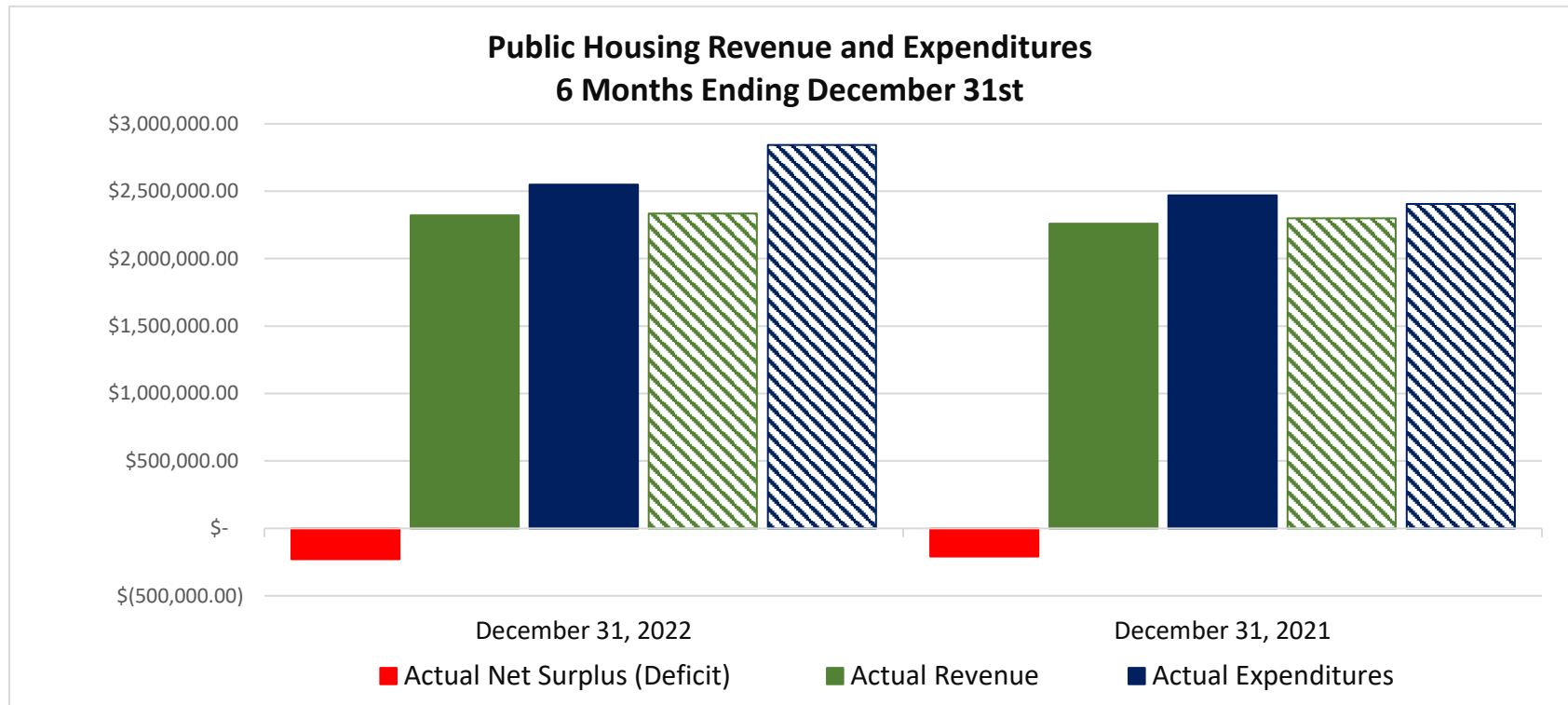
#### **Emergency Housing Vouchers (EHV)**

Description: Vouchers allocated by HUD for the specific purpose of assisting homeless individuals or families or those at risk of homelessness in obtaining housing. RHA is partnering with four local agencies (Catholic Charities, Health Plan of Nevada, Washoe County Human Services-Our Place and Volunteers of America) that have experience providing services to this population. Referrals for the program must come from the regional Continuum of Care (CoC) coordinated entry system. Direct referrals are received by the RHA from the partnering agency and the RHA provides the EHV voucher.

#### **Foster Youth to Independence Vouchers (FYI)**

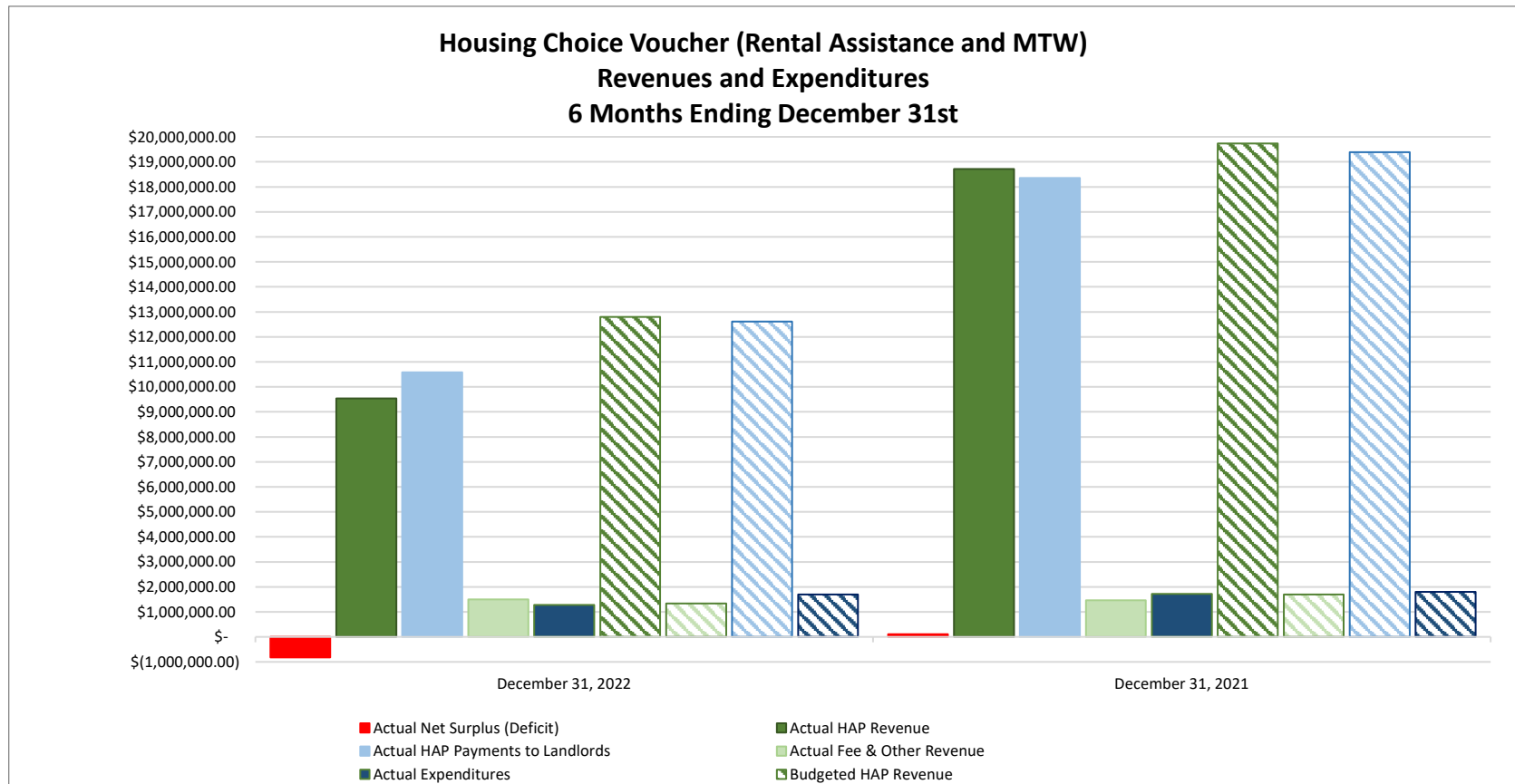
**ENTITY-WIDE FINANCIAL REPORT  
FOR THE 6 MONTHS ENDED DECEMBER 31, 2022**

Public Housing	December 31, 2022	December 31, 2021	Variance Favorable (Unfavorable)	Variance Percentage
Actual Revenue	\$ 2,320,492.20	\$ 2,260,276.00	\$ 60,216.20	2.66%
Actual Expenditures	\$ 2,549,025.52	\$ 2,469,230.00	\$ 79,795.52	3.23%
<b>Actual Net Surplus (Deficit)</b>	<b>\$ (228,533.32)</b>	<b>\$ (208,954.00)</b>	<b>\$ (19,579.32)</b>	<b>9.37%</b>
Budgeted Revenue	\$ 2,334,419.46	\$ 2,298,785.58	\$ 35,633.88	1.55%
Budgeted Expenditures	\$ 2,842,849.50	\$ 2,405,655.42	\$ 437,194.08	18.17%



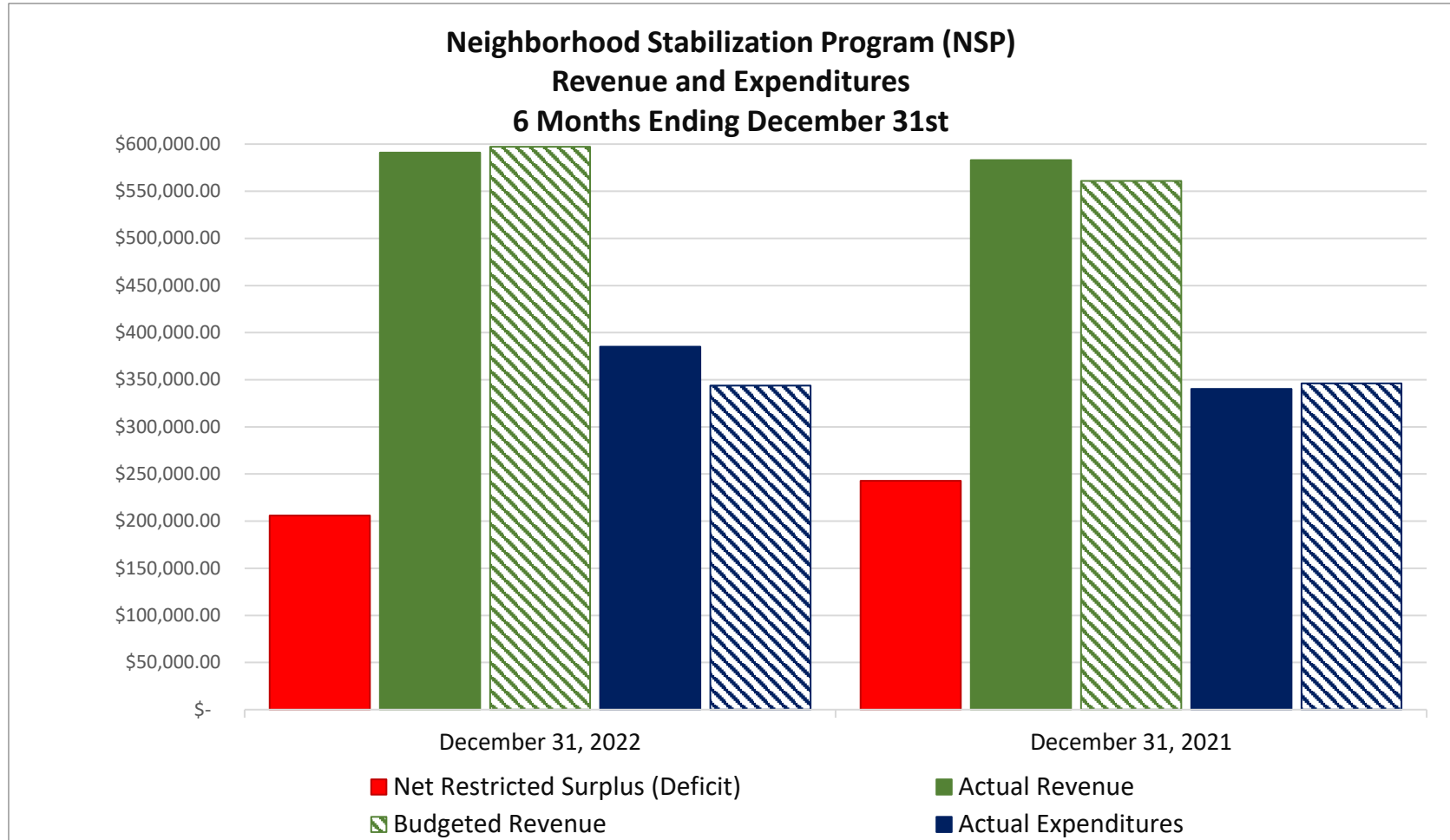
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Housing Choice Voucher (Rental Assistance and MTW)	December 31, 2022	December 31, 2021	Variance Favorable (Unfavorable)	Variance Percentage
Actual HAP Revenue	\$ 9,541,611.00	\$ 18,716,912.85	\$ (9,175,301.85)	-49.02%
Actual HAP Payments to Landlords	\$ 10,580,798.42	\$ 18,352,563.18	\$ (7,771,764.76)	-42.35%
Actual Fee & Other Revenue	\$ 1,497,514.48	\$ 1,464,957.20	\$ 32,557.28	2.22%
Actual Expenditures	\$ 1,279,307.79	\$ 1,720,066.29	\$ (440,758.50)	-25.62%
Actual Net Surplus (Deficit)	\$ (820,980.73)	\$ 109,240.58	\$ (930,221.31)	-851.53%
Budgeted HAP Revenue	\$ 12,796,302.00	\$ 19,733,135.10	\$ (6,936,833.10)	-35.15%
Budgeted Fee & Other Revenue	\$ 1,336,296.54	\$ 1,701,079.18	\$ (364,782.64)	-21.44%
Budgeted HAP Payments to Landlords	\$ 12,612,457.98	\$ 19,387,460.34	\$ (6,775,002.36)	-34.95%
Budgeted Expenditures	\$ 1,697,036.16	\$ 1,798,354.92	\$ (101,318.76)	-5.63%



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FOR THE 6 MONTHS ENDED DECEMBER 31, 2022**

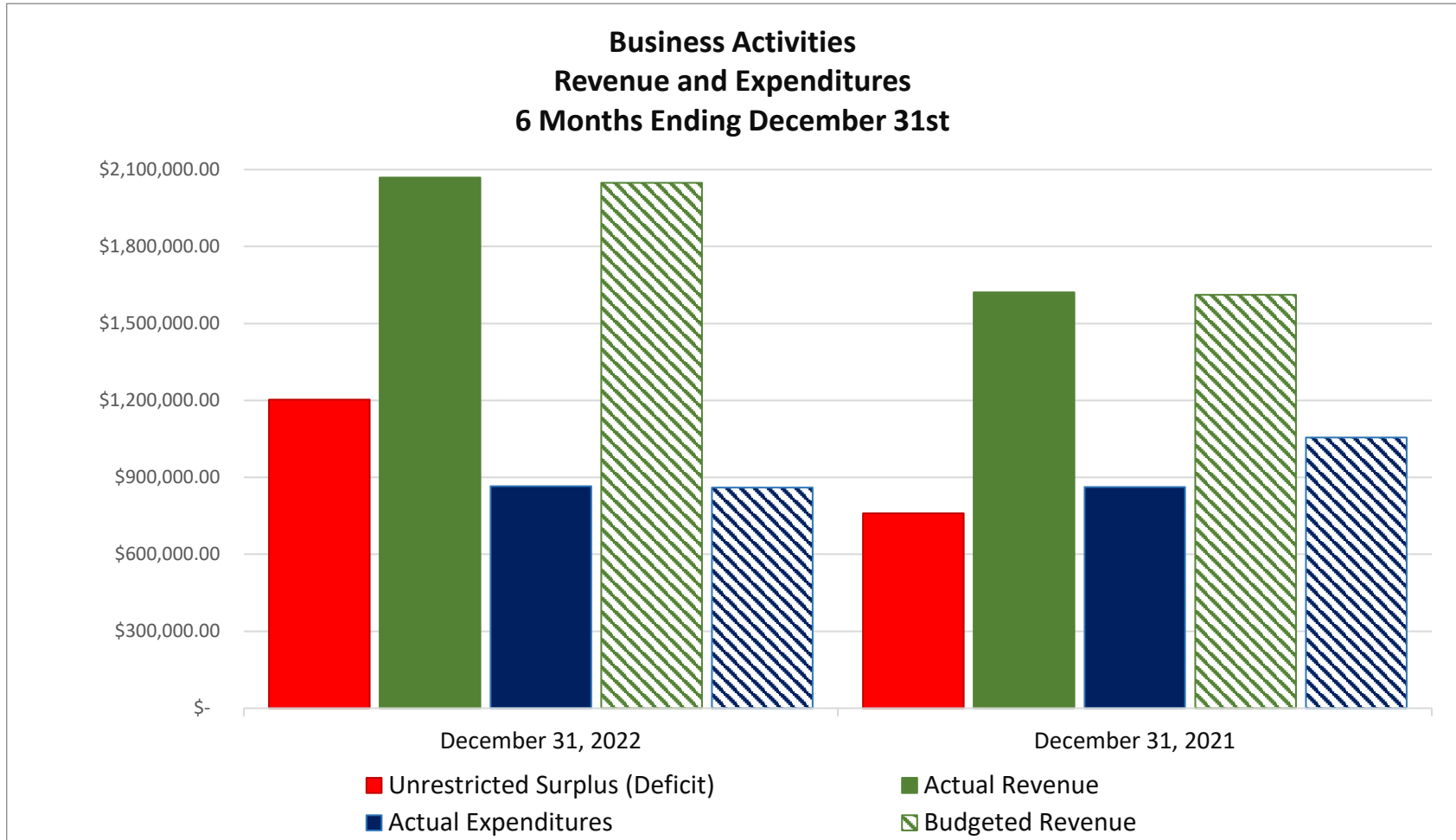
<b>Neighborhood Stabilization Program (NSP)</b>	<b>December 31, 2022</b>	<b>December 31, 2021</b>	<b>Variance Favorable (Unfavorable)</b>	<b>Variance Percentage</b>
Actual Revenue	\$ 590,906.87	\$ 583,058.68	\$ 7,848.19	1.35%
Actual Expenditures	\$ 385,082.87	\$ 340,247.17	\$ 44,835.70	13.18%
<b>Net Restricted Surplus (Deficit)</b>	<b>\$ 205,824.00</b>	<b>\$ 242,811.51</b>	<b>\$ (36,987.51)</b>	<b>-15.23%</b>
Budgeted Revenue	\$ 597,102.54	\$ 560,863.50	\$ 36,239.04	6.46%
Budgeted Expenditures	\$ 343,875.06	\$ 346,196.64	\$ (2,321.58)	-0.67%



<b>Business Activities</b>	<b>December 31, 2022</b>	<b>December 31, 2021</b>	<b>Variance Favorable (Unfavorable)</b>	<b>Variance Percentage</b>
Actual Revenue	\$ 2,069,372.80	\$ 1,621,578.44	\$ 447,794.36	27.61%

**ENTITY-WIDE FINANCIAL REPORT  
FOR THE 6 MONTHS ENDED DECEMBER 31, 2022**

Actual Expenditures	\$ 865,856.09	\$ 861,987.96	\$ 3,868.13	<b>0.45%</b>
<b>Unrestricted Surplus (Deficit)</b>	<b>\$ 1,203,516.71</b>	<b>\$ 759,590.48</b>	<b>\$ 443,926.23</b>	<b>58.44%</b>
Budgeted Revenue	\$ 2,048,739.00	\$ 1,611,816.00	\$ 436,923.00	<b>27.11%</b>
Budgeted Expenditures	\$ 860,546.88	\$ 1,055,529.36	\$ (194,982.48)	<b>-18.47%</b>

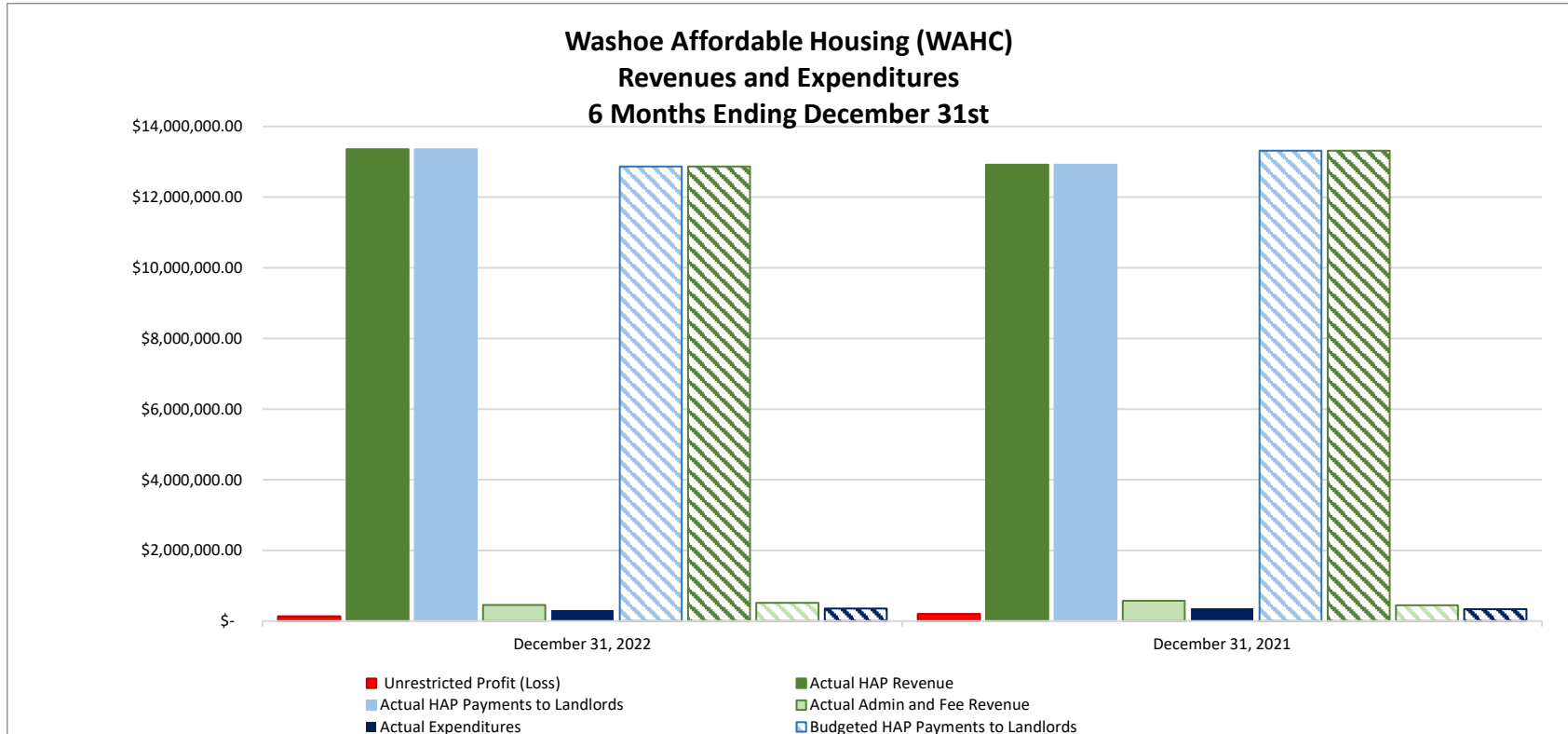


Washoe Affordable Housing (WAHC)	December 31, 2022	December 31, 2021	Variance Favorable (Unfavorable)	Variance Percentage
Actual HAP Revenue	\$ 13,354,564.50	\$ 12,919,419.50	\$ 435,145.00	3.37%
Actual HAP Payments to Landlords	\$ 13,354,564.50	\$ 12,919,419.50	\$ 435,145.00	3.37%
<i>HAP Surplus (Deficit)</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>	<i>0.00%</i>
Actual Admin and Fee Revenue	\$ 453,908.12	\$ 570,444.22	\$ (116,536.10)	-20.43%



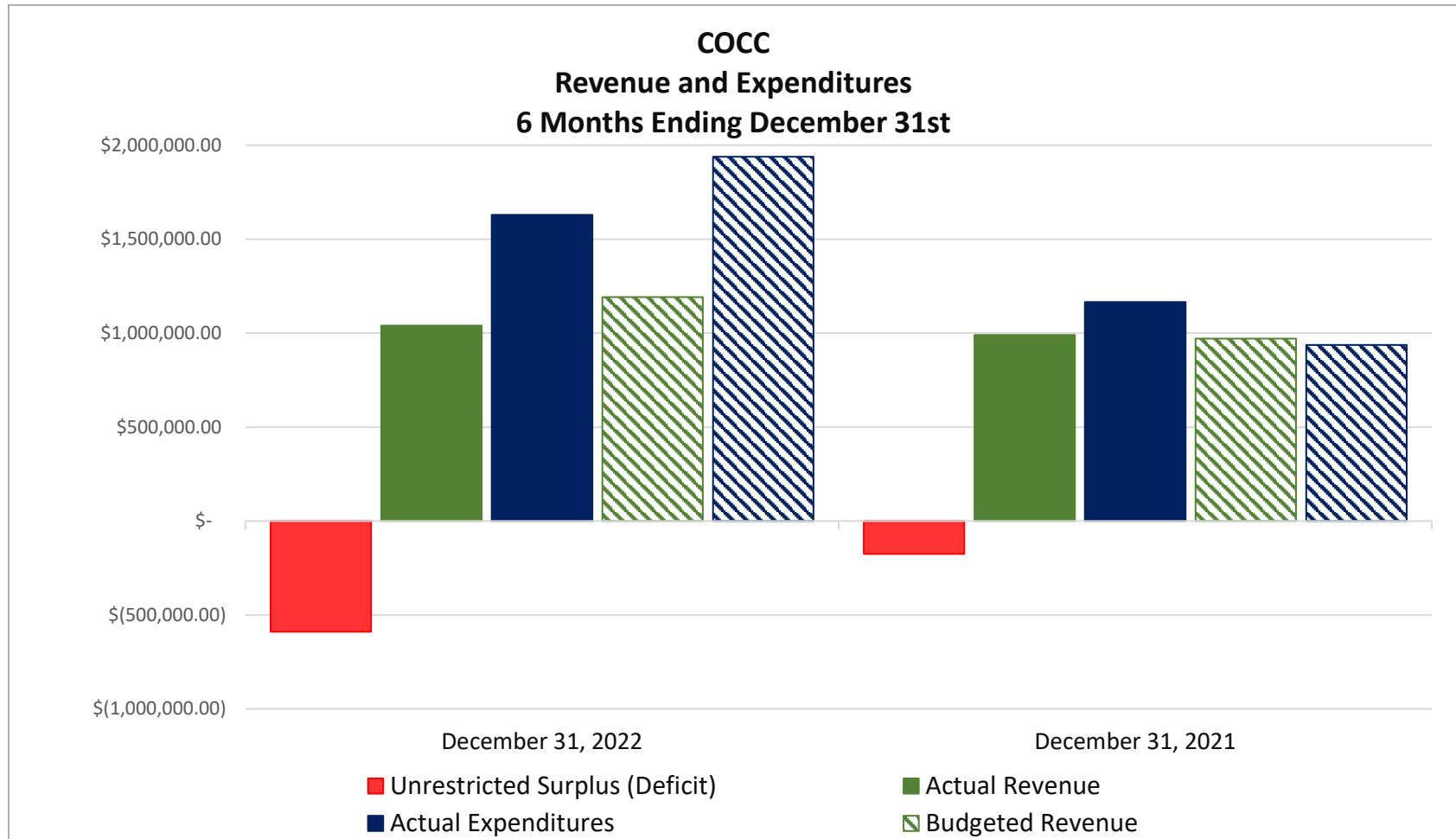
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FOR THE 6 MONTHS ENDED DECEMBER 31, 2022**

Actual Expenditures	\$ 314,469.54	\$ 363,491.92	\$ (49,022.38)	-13.49%
<i>Unrestricted Profit (Loss)</i>	<i>\$ 139,438.58</i>	<i>\$ 206,952.30</i>	<i>\$ (67,513.72)</i>	<i>-32.62%</i>
<b>Net compared to budget</b>	<b>\$ 139,438.58</b>	<b>\$ 206,952.30</b>	<b>\$ (67,513.72)</b>	<b>-32.62%</b>
Budgeted HAP Payments to Landlords	\$ 12,868,645.02	\$ 13,317,678.00	\$ (449,032.98)	-3.37%
Budgeted HAP Revenue	\$ 12,868,645.02	\$ 13,317,678.00	\$ (449,032.98)	-3.37%
Budgeted Admin and Fee Revenue	\$ 516,507.48	\$ 443,688.00	\$ 72,819.48	16.41%
Budgeted Expenditures	\$ 353,779.08	\$ 337,056.00	\$ 16,723.08	4.96%



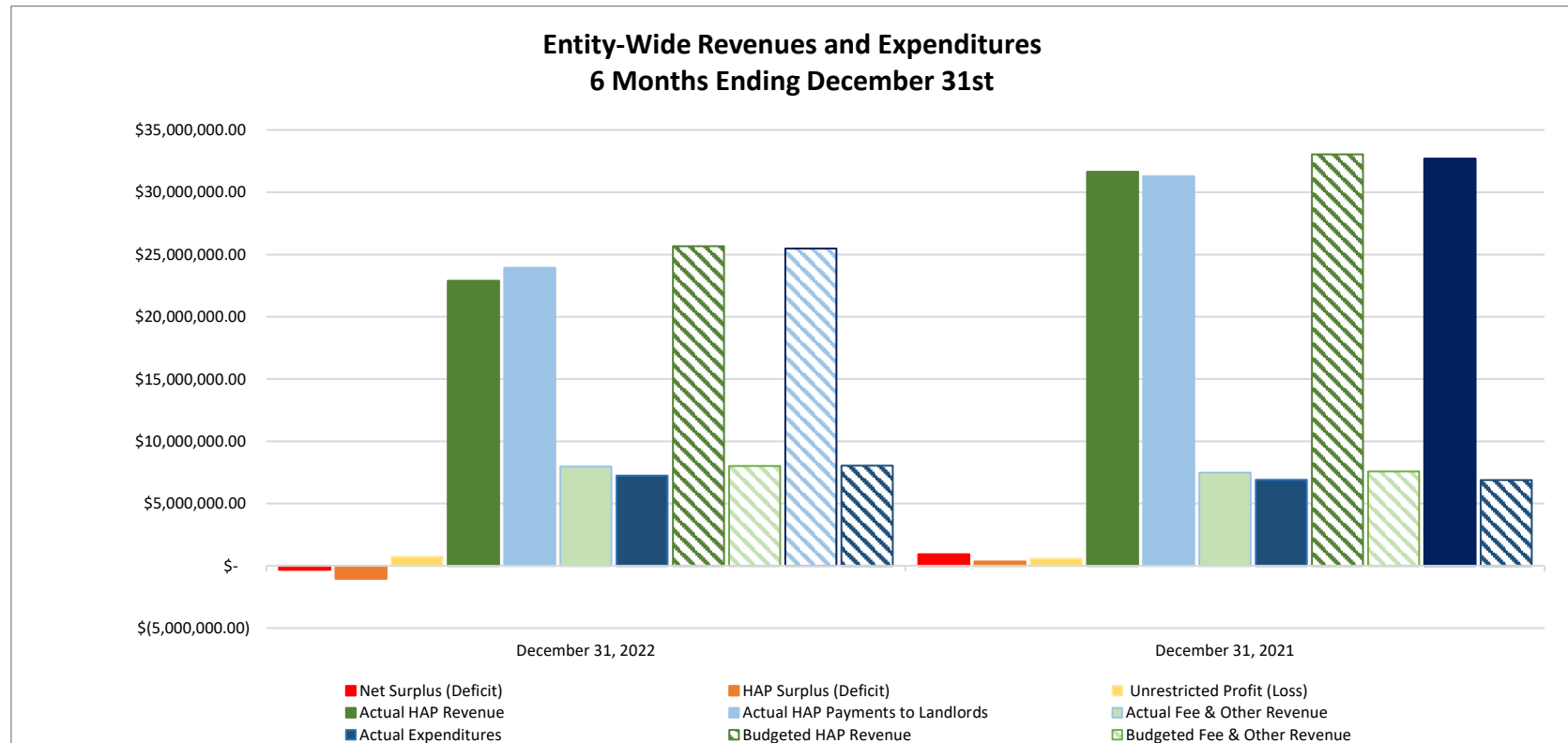
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FOR THE 6 MONTHS ENDED DECEMBER 31, 2022**

COCC	December 31, 2022	December 31, 2021	Variance Favorable (Unfavorable)	Variance Percentage
Actual Revenue	\$ 1,040,415.56	\$ 990,403.00	\$ 50,012.56	5.05%
Actual Expenditures	\$ 1,628,961.98	\$ 1,164,776.00	\$ 464,185.98	39.85%
<b>Unrestricted Surplus (Deficit)</b>	<b>\$ (588,546.42)</b>	<b>\$ (174,373.00)</b>	<b>\$ (414,173.42)</b>	<b>237.52%</b>
Budgeted Revenue	\$ 1,191,195.00	\$ 971,380.00	\$ 219,815.00	22.63%
Budgeted Expenditures	\$ 1,938,852.06	\$ 937,657.00	\$ 1,001,195.06	106.78%



**ENTITY-WIDE FINANCIAL REPORT  
FOR THE 6 MONTHS ENDED DECEMBER 31, 2022**

Entity-Wide Totals	December 31, 2022	December 31, 2021	Variance Favorable (Unfavorable)	Variance Percentage
Actual HAP Revenue	\$ 22,896,175.50	\$ 31,636,332.35	\$ (8,740,156.85)	-27.63%
Actual HAP Payments to Landlords	\$ 23,935,362.92	\$ 31,271,982.68	\$ (7,336,619.76)	-23.46%
<i>HAP Surplus (Deficit)</i>	<i>\$ (1,039,187.42)</i>	<i>\$ 364,349.67</i>	<i>\$ (1,403,537.09)</i>	<i>-385.22%</i>
Actual Fee & Other Revenue	\$ 7,972,610.03	\$ 7,490,718.27	\$ 481,891.76	6.43%
Actual Expenditures	\$ 7,248,351.76	\$ 6,919,799.56	\$ 328,552.20	4.75%
<i>Unrestricted Profit (Loss)</i>	<i>\$ 724,258.27</i>	<i>\$ 570,918.71</i>	<i>\$ 153,339.56</i>	<i>26.86%</i>
<b>Net Surplus (Deficit)</b>	<b>\$ (314,929.15)</b>	<b>\$ 935,268.38</b>	<b>\$ (1,250,197.53)</b>	<b>-133.67%</b>
Budgeted HAP Revenue	\$ 25,664,947.02	\$ 33,050,813.10	\$ (7,385,866.08)	-22.35%
Budgeted Fee & Other Revenue	\$ 8,024,260.02	\$ 7,587,612.12	\$ 436,647.90	5.75%
Budgeted HAP Payments to Landlords	\$ 25,481,103.00	\$ 32,705,138.34	\$ (7,224,035.34)	-22.09%
Budgeted Expenditures	\$ 8,036,938.74	\$ 6,880,449.18	\$ 1,156,489.56	16.81%



Description: Voucher allocated by HUD for the specific purpose of assisting foster youth aging out of the foster care system. RHA is partnering with Washoe County Human Services and Eddy House to provide referrals and case management to clients. Direct referrals are received by the RHA from the partnering agency and the RHA provides the FYI voucher.

## **Asset Management**

- Maintenance staff have been busy with snow/ice removal and removing broken tree limbs due to the weight of the snow fall received. They have continued to remain focused on vacancy turns and urgent and emergency work orders in between the inclement weather storms. The Management staff created an expectation checklist to be utilized with all Assistant Managers to ensure consistency across the department and set standards for them to follow.
- Public Housing ended the month of December with 6 vacancies for an overall occupancy rate of 99.06% across all sites. In December, three residents vacated their unit, and seven units were leased.
- During the month of December, the Mobility lottery was conducted, and the lottery winners were notified. Staff are working on showing the available units to the residents in efforts to transition 3 public housing members to a mobility unit in January.
- The Essex playground improvements continue and should wrap up in January 2023. The McGraw water heater replacement project started on December 06, 2022. Essex water heater replacement is expected to start in January.

## **C. Update on Workforce Development, Elderly Services, and youth activities**

### **Department Updates**

- Staff submitted an application to participate in the Federal Communication Commission's "Your Home, Your Internet" pilot program, a program designed to raise awareness of the Affordable Connectivity Program (ACP) among HUD-assisted households. The application submission included grant funding for two part-time Resident Connectivity Interns to connect RHA residents with the ACP and necessary hardware.
- Staff submitted a HOME-ARP grant application on January 9, 2023, for five years' salary and 40% fringe for a Service Navigator. This position will help to support residents successfully transition from temporary housing to RHA's permanent-supportive housing at Carville Court.
- Staff is awaiting a response from **CIRE Equity** regarding recent Paradise Plaza building plans. As soon as RHA receives the official awards letter (said to be coming in January), staff will begin to plan for the renovation.

### **Workforce Development**

- Workforce Development (WFD) celebrates January's graduate: Ms. Jazzmeen Johnson. Ms. Johnson is graduating with nearly \$15,000 as she voluntarily moves off housing assistance. It has been an honor having Ms. Johnson in the WFD program. She helped elevate the program to new levels and set a strong foundation for future WFD program participants.
- Staff successfully hosted the first "WFD Motivational Mixer," an event for WFD clients to meet one another, share learned stories, and hear from Commissioner Johnson regarding her

journey while in the program. Staff plans to host more events like this to help create a sense of community for residents looking to become self-sufficient.

### Youth/Family Activities

- The 2023 RHA scholarship application has been released. RHA high school seniors, graduating from high school and RHA's Start Smart program are eligible to apply for one of three \$10,000 scholarships to put towards post-secondary education. Scholarship applications are due March 31<sup>st</sup>, 2023 and RHA will host a scholarship awards dinner in early June to celebrate awarded applicants.
- Staff is preparing for **Sierra Nevada Journeys'** summer camp applications to be released March 1<sup>st</sup>. RHA received 55 summer camp scholarships from the **Helen Close Charitable Foundation**. 24 teens (ages 14-16) and 31 youth (ages 8-13) will attend summer camp in 2023 at no cost.

### Elderly Services

- Staff brought in many community partners for seniors over the past month including **Saint Mary's** for blood pressure/pulse checks, **Mobile One Docs** for mental wellbeing check-ins, **Access to Healthcare Network** for open enrollment assistance, **Nevada Museum** for art activities, **Food Bank of Northern Nevada** for a nutrition workshop, **Salvation Army** for Silver Angel Tree gift giving, and **Gospel Mission** for a Christmas Dinner open to all seniors.
- The Elderly Services Coordinator is now a full-time employee and has started outreach to seniors/persons with disabilities living in RHA's family sites, beginning with Mineral Manor.

### Resident Councils

- Staff created new processes and a new resident council staff handbook to ensure 2023 councils runs smoothly and efficiently. All councils are taking January to plan, prepare, and set goals for the remainder of the year.

Staff created a "Garden Committee" consisting of Hawk View residents to oversee the Hawk View garden grant project. Staff met twice with **Urban Roots** and once with the **Sierra Arts Foundation** in preparation for project to begin in late February.

*\* The Authority's community partners are designated in bold within the Update on Elderly Services, Workforce Development, and youth activities headers.*

## **D. Update on Public Information Activities**

### Opportunity Knocks Magazine

- In final editing stage. With senior leadership for their edits.

### Website Revamp

- Continued meetings with and content submission to Maslow Creative.

### Educational Mini-Videos

- All are complete, on the RHA YouTube channel and currently in rotation on social media.  
What is Reno Housing Authority? <https://youtu.be/1G2CJmc23uI>  
RHA's Landlord Incentive Program [https://youtu.be/3OCUmK\\_XyB4](https://youtu.be/3OCUmK_XyB4)  
What Does Affordable Housing Really Mean? <https://youtu.be/tmDMMsl9wY4>  
Are You Eligible For RHA's Affordable Housing? <https://youtu.be/jqOEaTrJtnk>

## Social Media, Commercial Media, Other

- Running end of year accomplishments social posts, along with community support/events messages
- Continuing other collateral items
- Awaiting Maintenance to schedule placement of Safe Place signage. Delayed due to snow removal commitments. Children's Cabinet requests a January news release/media invitation.
- Finalized January resident newsletter. Should be to print and mail house by mid-January.
- Provided initial list/coordination plans for Celebrity Homes Tour for February for elected officials, board of commissioners, RHA executive staff and community partners.

## **E. Update on Development Activities**

The Development Department is currently working on the following improvement projects:

**(CF2021) McGraw Ct:** Mt. Rose Heating and Airconditioning Inc. (\$304,000.00). Bids were opened December 16, 2022. The low responsive bidder was Mt. Rose Heating and Airconditioning Inc. Board approval will be requested at the January 17, 2023, meeting.

**(RFP 2021- 11CNAC)- AEI Consultants.** Contracts were executed March 17, 2022. Inspections are complete. AEI has provided draft reports for all properties. Currently waiting for updated Energy Audits for Essex Manor, Silverada Manor, Stead Manor, Myra Birch Manor, and John McGraw Court. Final drafts are expected February 2023.

(OPS) Dick Scott Manor Project: H&K Architects forwarded the final plans to Plenium Builders for the bid phase of the GMP. A final GMP was submitted to RHA for review and approval on December 22, 2022.

**(CF2019) Essex Manor Playground Redevelopment:** T&T Lawns Plus (\$125,313.00) A notice to proceed was issued October 24, 2022. The project is substantially complete. Close-out is anticipated February 2023 due to weather delays.

**(CF2020) John McGraw Court Water Heater Replacement:** Michael's Plumbing (\$141,909.00). A notice to proceed was issued December 5, 2022. Michael's Plumbing has completed installing 15 of the 33 water heaters under contract. The project is proceeding smoothly and should be substantially complete February 2023.

**(CF 2020) Essex Manor Water Heater Replacement:** Simerson Construction (\$630,081.00). A notice to proceed was issued January 9, 2023. The Contractor is currently mobilizing to start the project.

**(CF2021) Stead Manor Concrete and Pavement Replacement:** Spanish Springs Construction (\$598,000.00) The contract for this project was signed on December 16, 2022. The project will not start until asphalt plants re-open in the spring of 2023.

**(CF 2021) Myra Birch Manor Video Surveillance System:** 295 Cabling (\$73,840.00)

Contract signing was December 8, 2022. Contractor is waiting on long lead items prior to signing a notice to proceed.

**(CF2021) Stead Manor Video Surveillance System: 295 Cabling (\$79,250.00)**

Contract signing was December 8, 2022. Contractor is waiting on long lead items prior to signing a notice to proceed.

**(OPS) 419 10th St. Sparks, NV 15 Unit Apartment Complex:** A Letter of Intent (LOI) was delivered to the selling partners of the property October 31, 2022. The LOI was executed by the seller and returned to RHA November 8, 2022. Escrow was opened on the property November 11, 2022. The seller is in the process of providing a purchase and sales agreement for review by RHA legal counsel. The City of Sparks has initiated an Environmental Assessment on the property.

## **F. Update on Information Technology activities**

### Electronic Document Management System

- 1/10/2023: Laserfiche UAT for Washoe Affordable Housing Corporation completed.
- 1/10/2023: Staff continues to scan Rental Assistance files into the production environment.
  - 1105 out of approx. 2500 client files have been scanned
  - All files will be scanned within 1 year at current scan rate
- 1/10/2023: Physical file prepping and scanning into Laserfiche on hold for the Asset Management Department due to staff turnover in IT. Work on this project is expected to resume in late January 2023.

### Yardi

- 1/10/2023: Yardi Training Platforms training for staff will continue through January 2023.
- 1/10/2023: Yardi Voyager (PHA Software) configuration for financials, Rental Assistance, Asset Management, and Admissions continues.

## **G. Update on MTW Activities**

- One new MTW activity is being proposed in FY 2024. This activity will allow for the establishment of a partnership referral program to provide time-limited housing assistance to clients referred by one of RHA's non-profit partners. Implementation of this activity will target younger adults, ages 18-24, who are transitioning out of a temporary transitional housing program. Staff anticipates each referral will be motivated to become self-sufficient, and, as such, participation in RHA's Workforce Development will be required and assistance will be limited to eight years.
- Amendments to current activities include the expansion of RHA's Landlord Incentive Program, a possible increase to the minimum rent, and a change to the parameters surrounding redetermination of rent reasonableness as a result of a change in contract rent.

- A RAD Plan Amendment following the guidance outlined in HUD PIH Notice 2019-23, REV-4 was drafted and will be included as an attachment to the MTW Plan.
- Proposed activities and amendments were presented to RHA's Resident Advisory Board on January 5. During these meetings, residents can provide comments and/or concerns regarding each of the proposed MTW activities. The next Resident Advisory Board meeting is scheduled for January 17.



**7. Discussion and possible action to utilize Washoe County American Rescue Plan Act (ARPA) funds in the amount of \$350,000 toward renovation of the Paradise Plaza/Resident Services Center. (For Possible Action)**

Commissioner Sullivan motioned to have staff contact the city of Reno and submit proposed projects as discussed for reallocation of the \$6 million in ARPA funds. Vice Chairwoman Johnson seconded the motion. Hearing no further discussion, Chairman Aiazzi called for the question. The vote was all ayes and no nays. Chairman Aiazzi declared the motion carried and the consent agenda approved.

**8. Discussion and possible action to approve new policy regarding outstanding debt owed to the RHA and collection thereof. (For Possible Action)**

**9. Discussion and possible action to transfer \$127,339.23 in Capital Funds from CF2021 – Management Improvements to CF2021 – John McGraw Court HVAC Replacement to cover the cost of the overall project and complete the obligation requirement for the CF2021 budget year. (For Possible Action)**

**10. Discussion and possible action to approve the Union contract addendum to the Standby and Call Back rotation. (For Possible Action)**

**11. Discussion on rent setting policy for unaided and NSP properties. (Discussion)**

**12. Discussion on minimum rents for public housing and Housing Choice Voucher programs. (Discussion)**

**13. Additional items:**

**i) General matters of concern to Board Members regarding matters not appearing on the agenda. (Discussion)**

Chairman Aiazzi presented a 2023 calendar to the Board with agenda topics for future meetings.

**ii) Reports on conferences and trainings. (Discussion)**

There were no conferences or trainings discussed.

**iii) Old and New Business. (Discussion)**

**iv) Request for Future Agenda Topics**

**v) Schedule of next meeting. The following dates have been scheduled in advance but are subject to change at any time: Tuesday, February 28, 2023; Tuesday, March 28, 2023; and Tuesday, April 25, 2023. (For Possible Action)**

**14. 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.