

MINUTES OF THE REGULAR MEETING
HOUSING AUTHORITY OF THE CITY OF RENO
BOARD OF COMMISSIONERS
February 28, 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 12:06 pm on Tuesday, February 28, 2023 in the Agency's Boardroom.

Commissioners Present

Dave Aiazzi, Chairperson
Jazzmeen Johnson, Vice Chairperson-**via phone**
Hillary Schieve, Commissioner-**via phone**

Commissioners Absent

Mark Sullivan

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

Justin Measley-Certified Public Accountant with CliftonLarsonAllen LLP.

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

- **Call to order and roll call.**
- **Receive introduction of guests.** Justin Measley-Certified Public Accountant with CliftonLarsonAllen LLP.
- **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 Schieve 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 of financial audit from Justin Measley, Certified Public Accountant with CliftonLarsonAllen LLP. (Discussion)

Justin Measley provided a presentation on RHA's 2022 financial draft audit. Presentation included in packet for reference.

2. Approval of the minutes of the regular Board meeting held January 17, 2023. (For Possible Action)

Commissioner Schieve 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, no nays. Chairman Aiazzi declared the motion carried and the minutes approved.

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)

No items.

5. Executive Director/Secretary's Report. (Discussion)

Executive Director Lopez reported RHA is working with HUD, the Nevada Rural Housing Authority, and other partners to host a housing choice voucher workshop for landlords. The workshop will be held on March 16, 2023, at the Innevation Center in Reno. A flyer with more information is included in the packet for reference.

Executive Director Lopez reported, in support of the Board's goal to begin asset repositioning, staff has signed contracts with Praxis Consulting Group, LLC, to assist with the processes and applications needed to submit for a RAD conversion at Silverada Manor and Section 18 Demolition/Disposition at Hawk View Apartments. Staff has already met with the Resident Advisory Board regarding RHA's asset repositioning plans and is scheduling additional resident meetings in March ahead of the required Board hearing and submittal of applications to HUD.

Executive Director Lopez reported staff is finalizing plans for an RHA property tour for elected officials. Staff hopes it will be an opportunity to provide newly elected officials and other key stakeholders information on our public housing properties, our redevelopment plans and our other programs and services as well.

B. Update on Rental Assistance Voucher Programs / Asset Management

Rental Assistance Voucher Programs

Voucher Type	Total Voucher Allocation	Vouchers Leased as of 2/1/23	Percent Leased	Vouchers Issued Not Yet Leased
Housing Choice Voucher	2,477	2,245	91%	159
VASH	416	280	67%	43
EHV	137	80	58%	31
FYI	15	5	33%	0

Number HQS Inspections Conducted by Month	
January 2023	235

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)

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 continue to be busy with snow/ice removal and cleanup of fallen 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. Management staff are working on file audits for all sites to ensure they are up to date and contain all necessary information.
- The Director of Asset Management attended the NSPIRE Inspection training in Oakland, California in anticipation of the new requirements being effective April 01, 2023. Once final HUD regulations are announced, management and maintenance staff will be trained on the new requirements.
- The Area Maintenance Lead scheduled a tankless water heater training courtesy of Rinnai company for all maintenance staff to attend during February at no charge to the Authority. This training will provide the maintenance team with the knowledge necessary to make repairs and complete required preventative maintenance on the units, as we continue to replace storage tank water heaters with the new tankless product.
- Public Housing ended the month of December with 12 vacancies for an overall occupancy rate of 97.75% across all sites. In January, eight residents vacated their unit, and two units were leased.
- During the month of January, two public housing residents completed the Rental Assistance briefing and transitioned to a scattered site property under the mobility program. There is one more resident that needs to go through the briefing process to fill the final mobility vacancy.
- The Essex playground improvements were completed during the month of January. The McGraw water heater replacement project continues, and the Essex water heater replacement started in January.

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

Department Updates

- Staff attended the first of three Washoe County Home Consortium TRC (Technical Review Committee) meetings to present an overview of the Carville Court Supportive Services HOME-ARP project submission.
- Staff met with **Nevada Rural Housing Authority** and **Nevada Housing Division** to gain a deeper understanding of homeownership programs available to Nevadans. Discussions will continue with quarterly update meetings.
- All resident services staff attended two trainings this month:
 - LGBTQIA+ Education Training with **TMCC**
 - Adult Protective Services Training with **ADSD**

Elderly Services:

- **Holy Cross Catholic Church** donated a truck full of food in January which staff delivered to senior residents.

- ⁵ **Altrusa Reno/Sparks, Reno Gastro Project, Project 150, Katie Grace Foundation, and Black Wallstreet** gathered to provide an outreach event to RHA public housing seniors. 82 seniors were provided with household items, blankets, food, puzzles, and a warm meal.
- **Saint Mary's** and **Mobile One Docs** hosted a "heart healthy" event on Valentine's Day for RHA seniors and persons with disabilities to learn how to keep hearts young and healthy. Over 50 seniors attended the event.
- RHA hosted **N4 (Neighbor Network of Northern Nevada)** and representatives from the **Community Transportation Association of America** for a Transit Planning 4 All (TP4A) listening session. Chosen RHA seniors and staff participated in the session to share their experiences with barriers regarding transportation for seniors/persons with disabilities.

Workforce Development

- Over 20 residents attended RHA's first Homeownership workshop, with many asking for another opportunity. **First Independent Bank** is providing residents with a workshop in March titled, "Building Your Credit to Buy a Home."
- 18 residents signed up for the Workforce Development program in January alone. Staff is working to create additional innovative recruitment tools.
- Start Smart scholarship applications are due March 31st. All Start Smart graduates will be invited to the inaugural RHA Scholarship Awards Dinner in June, where the scholarships will be presented.

Youth/Family Activities

- RHA is partnering with the **Ballroom of Reno** to offer weekly dance classes to youth at Essex Manor starting in April.
- RHA is partnering with **Note-Able Music Therapy** to offer music classes at Hawk View and Mineral Manor, once a week for 8 weeks starting in March.
- **Sierra Nevada Journey's** Summer Camp registration opened to residents on Monday, February 27th. RHA is thrilled to have received 55 scholarships this year.

Resident Councils

- Hawk View's garden committee completed an area sketch and is getting ready to get to work in March. **Urban Roots** will be joining residents and staff on March 11th to build garden beds.
- Tom Sawyer resident council hosted a luncheon on February for residents of Tom Sawyer and Silverada to encourage senior socialization.

* 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

- ⁶ Revamping to ensure they are accessible to blind/deaf patrons
- Created training for all RHA employees to ensure consistent messaging on RHA activities and mission.

Social Media, Commercial Media, Other

- Wrote strategic communications plan for PH repositioning. Creating collateral items for residents, social, media talking points, and social posts
- Continuing other collateral items
- Responded to Washington Post reporter regarding security cameras at public housing sites
- Finalized February employee newsletter
- Provided initial list/coordination plans for Celebrity Homes Tour for April for elected officials, board of commissioners, and RHA executive staff
- While a high number followers/likes are not the goal of social media (engagement and messaging is the goal), in the past 20 months, our Facebook presence has grown from 142 likes/followers to 1,427. We created Twitter and Instagram from scratch and are continually adding followers, 84 and 462 respectively.

E. Update on Development Activities

- **(CF2021) McGraw Ct. HVAC Replacement:** Mt. Rose Heating and Airconditioning Inc. (\$304,000.00). Bids were opened December 16, 2022. The contract for this project was signed on January 26, 2023. Contractor is waiting on long lead items prior to signing a notice to proceed.
- **(OPS) Dick Scott Manor Project:** The design phase of the project was completed with plans submitted to the City of Reno for comment and plan review. RHA has received the final GMP from the general contractor (Plenium Builders) with 100% of bids received. The final construction contract and Notice to Proceed (NTP) is scheduled for March 2023.
- **(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 25 of the 33 water heaters under contract. The project is proceeding smoothly and should be substantially complete March 2023.
- **(CF 2020) Essex Manor Water Heater Replacement:** Simerson Construction (\$630,081.00). A notice to proceed was issued January 9, 2023. Simerson has completed 59 of the 100 water heaters under contract. The project is proceeding smoothly and is expected to be completed late April 2023.
- **(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.

- ⁷ **(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. RHA is in the process of providing a purchase and sales agreement for review by the owner. The City of Sparks has initiated an Environmental Assessment on the property.

F. Update on Information Technology activities

Electronic Document Management System

- 2/24/2023: All folder structures have been configured in the production environment.
- 2/24/2023: Staff continues to scan Rental Assistance files into the production environment
 - 1314 out of approx. 2500 client files have been scanned
 - All files will be scanned within 11 months at current scan rate
- 2/24/2023: 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 March 2023.

Yardi

- 2/24/2023: Staff has begun Yardi online training.
- 2/24/2023: Staff will begin the 1st of 5 on-site Yardi-led trainings on 2/28/2023.

2/24/2023: Yardi Voyager (PHA Software) configuration for financials, Rental Assistance, Asset Management, and Admissions continues.

G. Update on MTW Activities

FY 2024 Annual MTW Plan

RHA's FY 2024 Annual MTW Plan has been drafted and posted for public comment. Staff attended several Resident Council meetings to provide an overview of the proposed activities and their effect on current Public Housing residents. A public hearing to answer questions or receive comments on the proposed MTW Annual Plan, which includes a Rental Assistance Demonstration Program and Section 18 Repositioning Amendment, will be held on March 2, 2023.

In FY 2024, RHA is proposing the following new MTW Plan activities:

- *Time-Limited Workforce Development Vouchers*
RHA is proposing to establish a partnership referral program that would allow the agency to provide time-limited housing assistance to clients referred by one of RHA's non-profit partners.
- *Local Project Based Voucher Program*
RHA is implementing several activities surrounding Project Based Vouchers. With this activity, RHA is proposing to consolidate each of these activities into one Local Project Based Voucher Program activity.

Furthermore, in FY 2024, RHA is proposing to amend the following MTW activities previously approved by HUD and implemented by the agency:

- *Simplify rent calculations and increase the minimum rent*

8 In 2014, RHA raised the minimum rent from \$50 to \$75 to save HCV HAP expense and RHA operating

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⁹ subsidy. Based on current rental market conditions, RHA proposes to increase the minimum rent in FY 2024 to \$100.

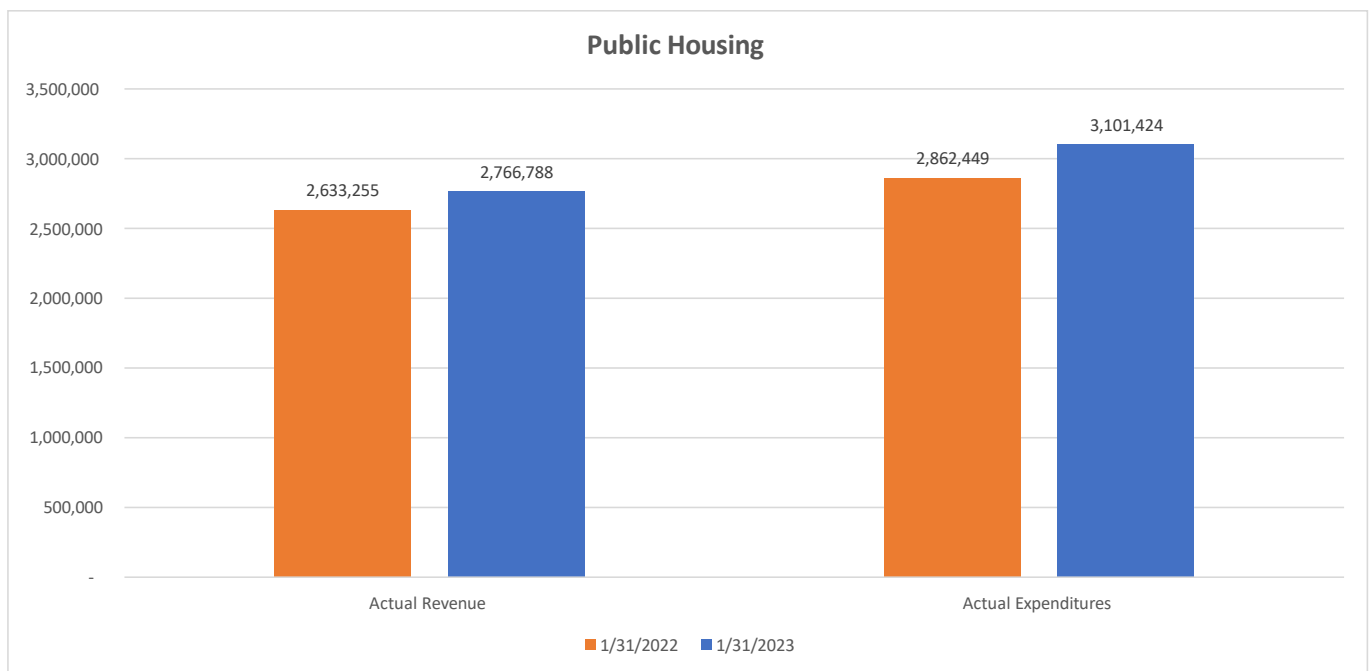
- *Landlord Incentive Program*
RHA will amend this activity to allow for an automatic payment of the second month and to change the payment amount to the landlord to the actual contract rent amount rather than the HAP payment amount. In addition, to provide more of an incentive to landlords who lease to RHA's HCV participants, RHA is proposing to implement a re-lease bonus and a landlord referral bonus.
- *Redetermination of rent reasonableness as a result of a change in contract rent*
RHA will continue to waive the requirement for rent reasonableness determinations provided that the new requested rent amount is a change of 10% or less but proposes to automatically approve requests that are at or below the current payment standard.

H. Financials

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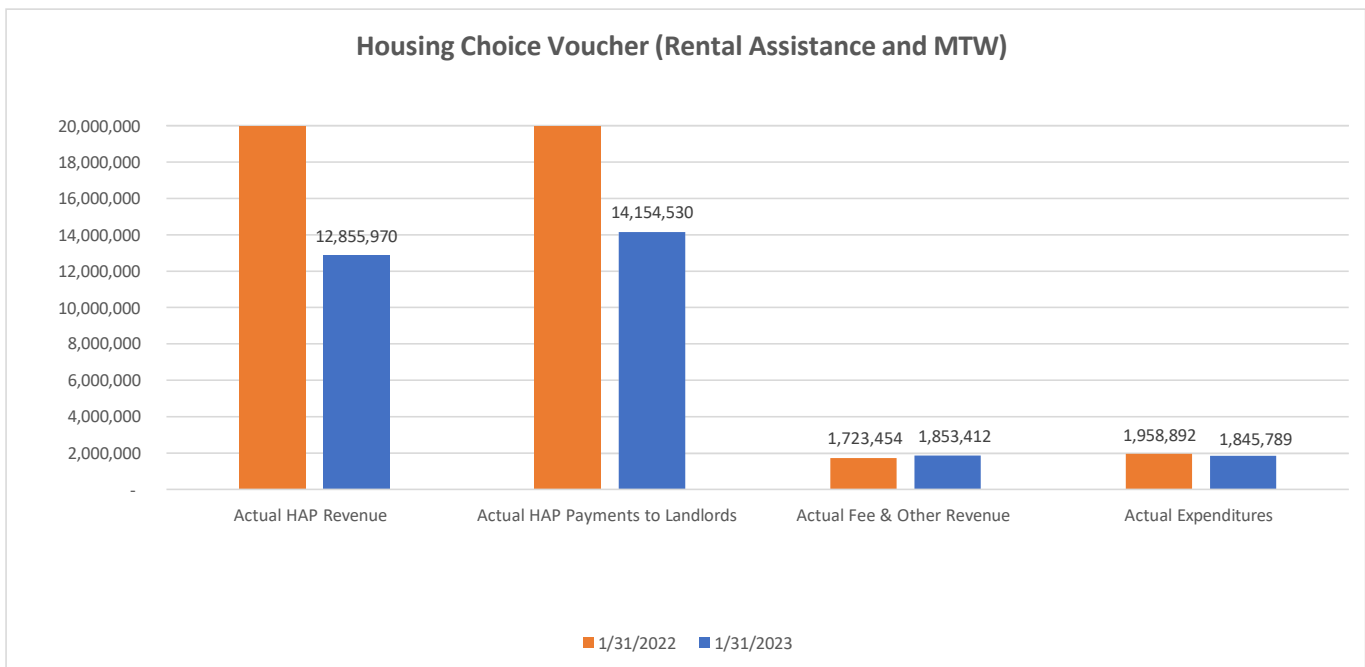
ENTITY-WIDE FINANCIAL REPORT
FOR THE 7 MONTHS ENDED JANUARY 31, 2023

Public Housing	1/31/2023	1/31/2022	Variance Favorable (Unfavorable)	Variance Percentage
Actual Revenue	2,766,788	2,633,255	133,533	5.07%
Budgeted Revenue	2,723,489	2,681,917	41,573	1.55%
Actual Expenditures	3,101,424	2,862,449	238,975	8.35%
Budgeted Expenditures	3,316,658	2,806,598	510,060	18.17%
Actual Surplus (deficit)	(334,636)	(229,194)	(105,443)	46.01%



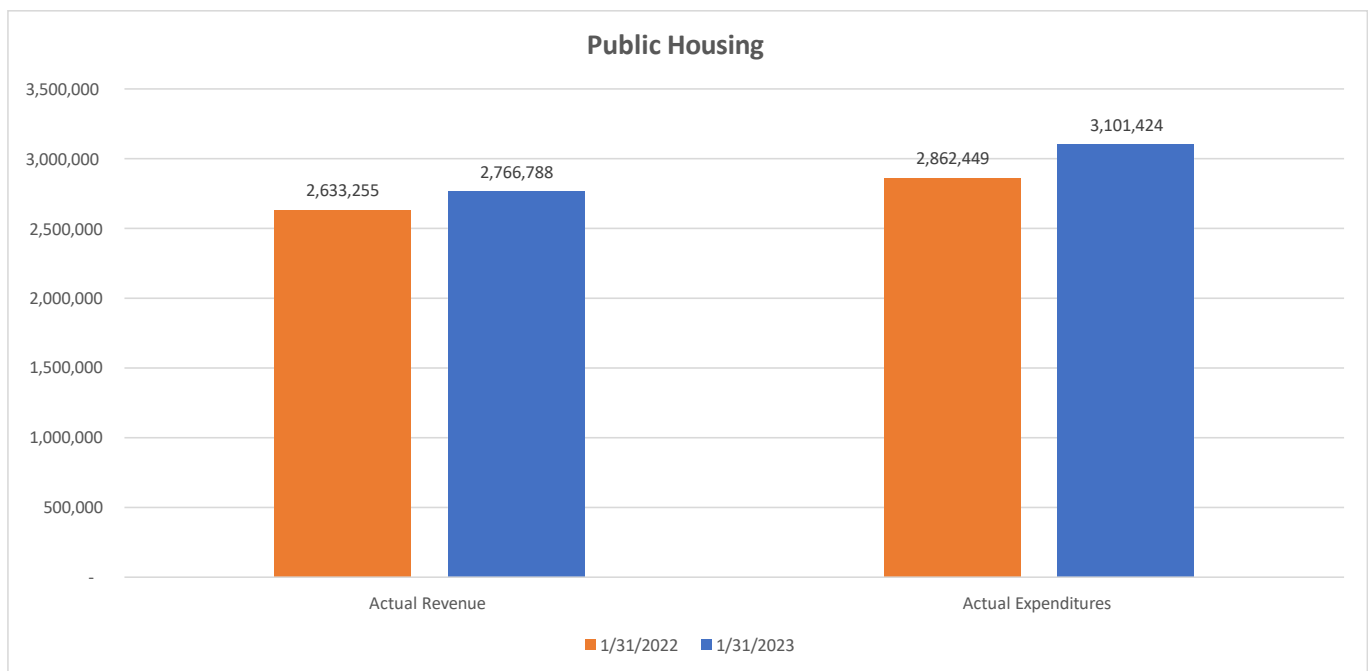
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Housing Choice Voucher (Rental Assistance and MTW)	1/31/2023	1/31/2022	Variance Favorable (Unfavorable)	Variance Percentage
Actual HAP Revenue	12,855,970	22,134,296	(9,278,326)	-41.92%
Budgeted HAP Revenue	14,929,019	23,021,991	(8,092,972)	-35.15%
Actual HAP Payments to Landlords	14,154,530	21,707,675	(7,553,145)	-34.79%
Budgeted HAP Payments to Landlords	14,714,534	22,618,704	(7,904,169)	-34.95%
Actual Fee & Other Revenue	1,853,412	1,723,454	129,958	7.54%
Budgeted Fee & Other Revenue	1,559,013	1,984,592	(425,580)	-21.44%
Actual Expenditures	1,845,789	1,958,892	(113,103)	-5.77%
Budgeted Expenditures	1,979,876	2,098,081	(118,205)	-5.63%
Actual Surplus (deficit)	(1,290,938)	191,183	(1,482,121)	-775.24%



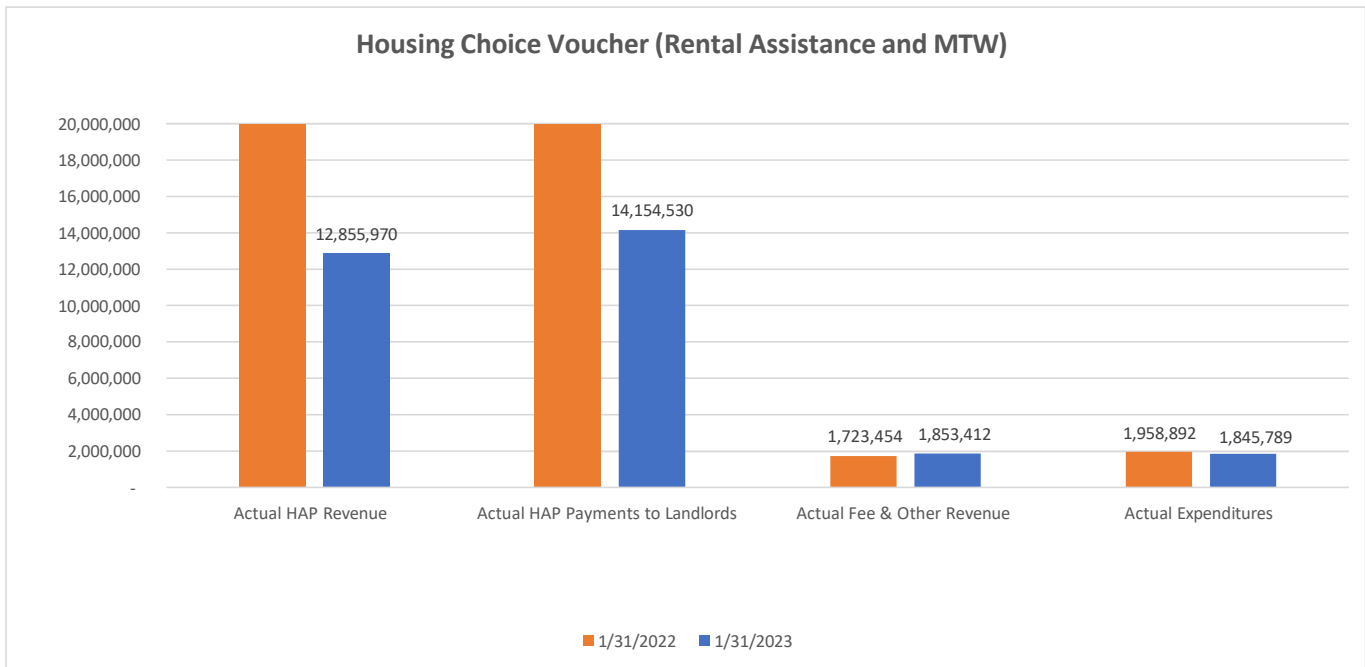
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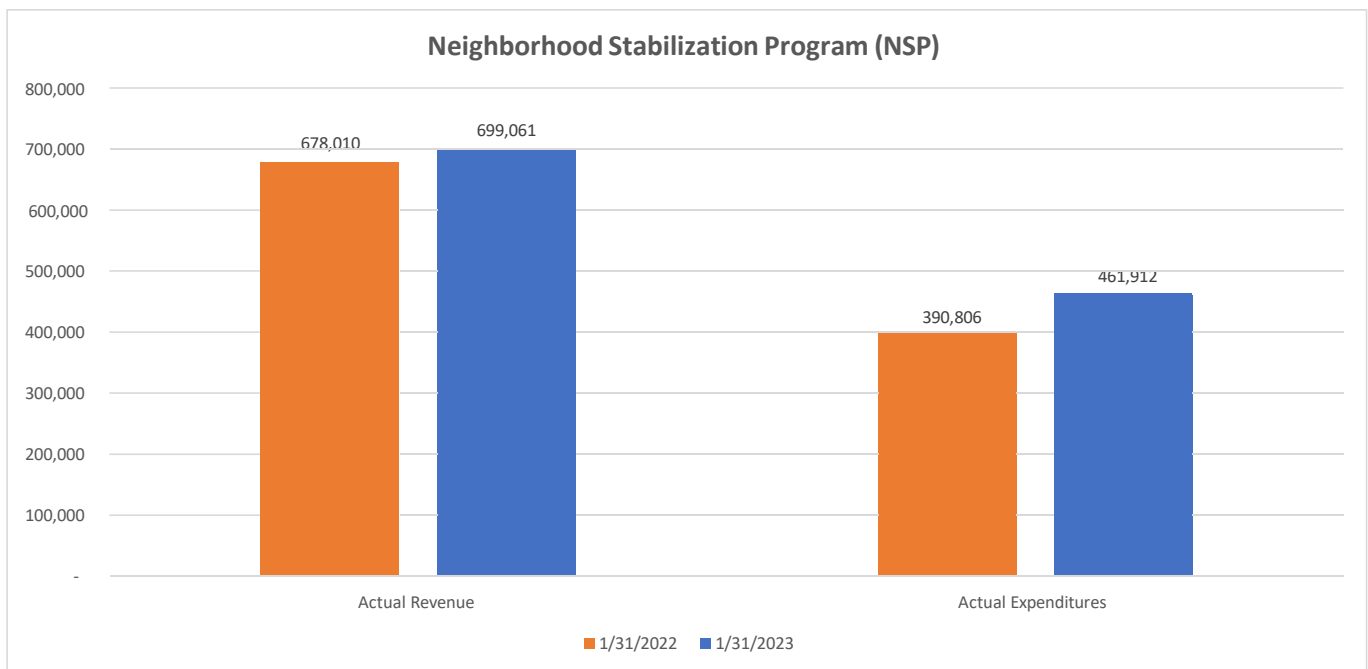
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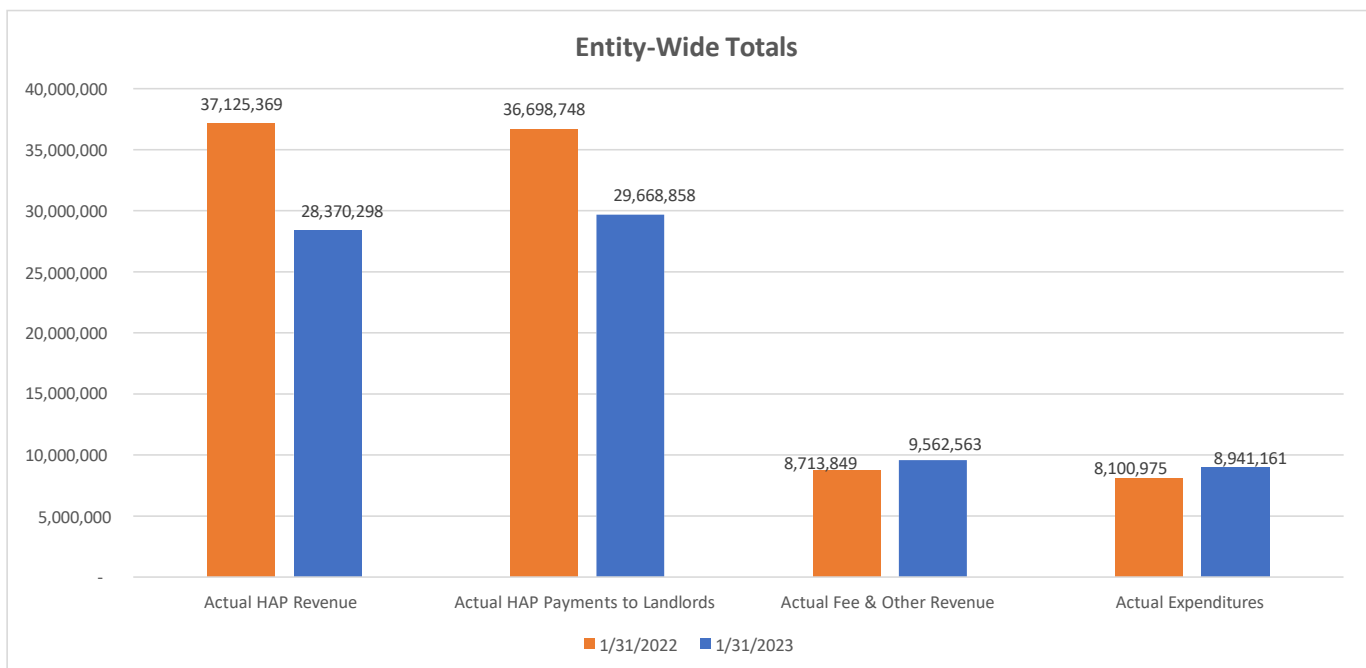
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Neighborhood Stabilization Program (NSP)	1/31/2023	1/31/2022	Variance Favorable (Unfavorable)	Variance Percentage
Actual Revenue	699,061	678,010	21,051	3.10%
Budgeted Revenue	696,620	654,341	42,279	6.46%
Actual Expenditures	461,912	390,806	71,106	18.19%
Budgeted Expenditures	401,188	403,896	(2,709)	-0.67%
Actual Restricted Surplus (deficit)	237,149	287,204	(50,055)	-17.43%



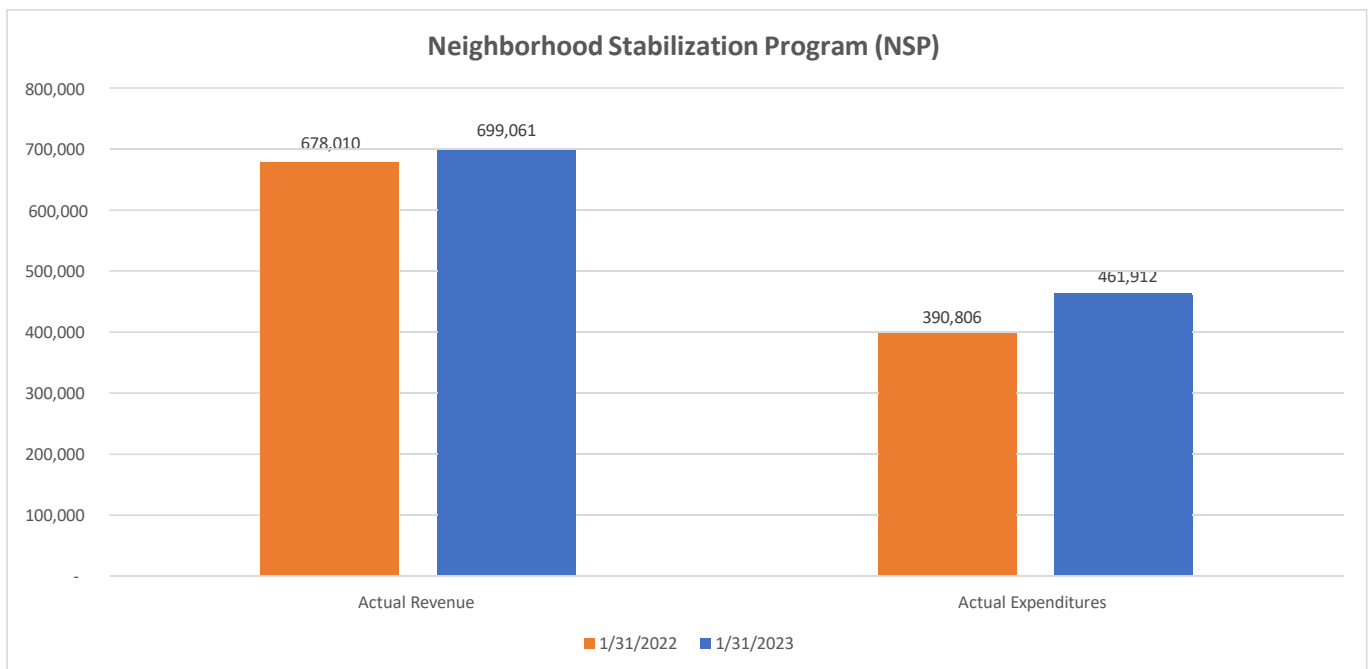
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Entity-Wide Totals	1/31/2023	1/31/2022	Variance Favorable (Unfavorable)	Variance Percentage
Actual HAP Revenue	28,370,298	37,125,369	(8,755,071)	-23.58%
Budgeted HAP Revenue	29,942,438	38,559,282	(8,616,844)	-22.35%
Actual HAP Payments to Landlords	29,668,858	36,698,748	(7,029,890)	-19.16%
Budgeted HAP Payments to Landlords	29,727,954	38,155,995	(8,428,041)	-22.09%
<i>HAP Surplus (Deficit)</i>	<i>(1,298,560)</i>	<i>426,621</i>	<i>(1,725,181)</i>	<i>-404.38%</i>
Actual Fee & Other Revenue	9,562,563	8,713,849	848,713	9.74%
Budgeted Fee & Other Revenue	9,361,637	8,852,214	509,423	5.75%
Actual Expenditures	8,941,161	8,100,975	840,186	10.37%
Budgeted Expenditures	9,376,429	8,027,191	1,349,238	16.81%
<i>Unrestricted Profit (Loss)</i>	<i>621,401</i>	<i>612,874</i>	<i>8,527</i>	<i>1.39%</i>
Actual Surplus (deficit)	(677,158)	1,039,495	(1,716,654)	-165.14%



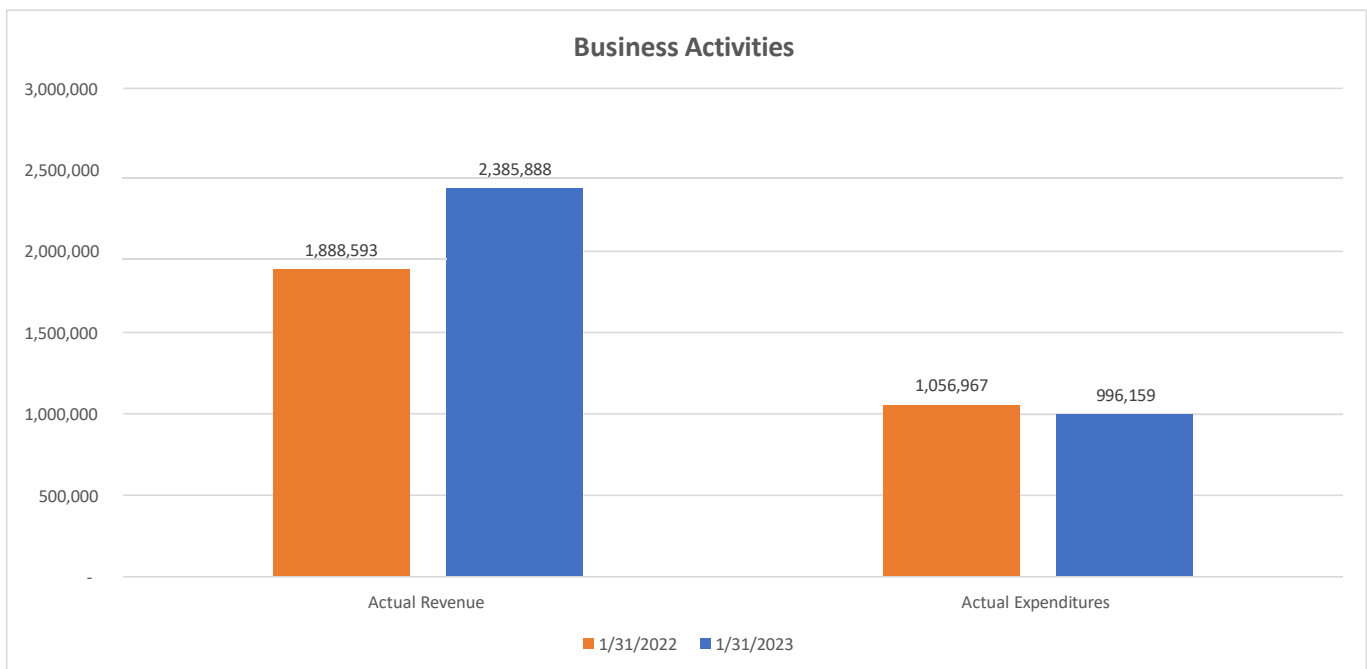
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Actual Expenditures	461,912	390,806	71,106	18.19%
Budgeted Expenditures	401,188	403,896	(2,709)	-0.67%
Actual Restricted Surplus (deficit)	237,149	287,204	(50,055)	-17.43%



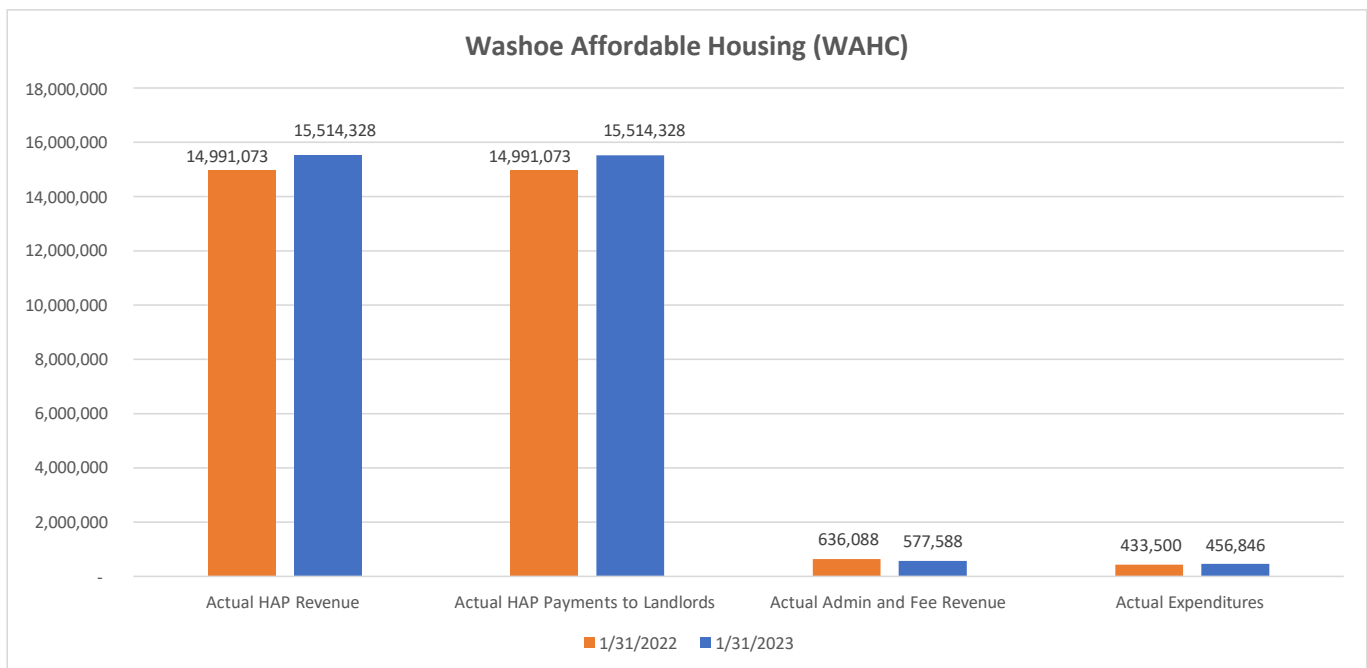
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Business Activities	1/31/2023	1/31/2022	Variance Favorable (Unfavorable)	Variance Percentage
Actual Revenue	2,385,888	1,888,593	497,295	26.33%
Budgeted Revenue	2,390,196	1,880,452	509,744	27.11%
Actual Expenditures	996,159	1,056,967	(60,808)	-5.75%
Budgeted Expenditures	1,003,971	1,231,451	(227,480)	-18.47%
Actual Unrestricted Surplus (deficit)	1,389,729	831,625	558,104	67.11%



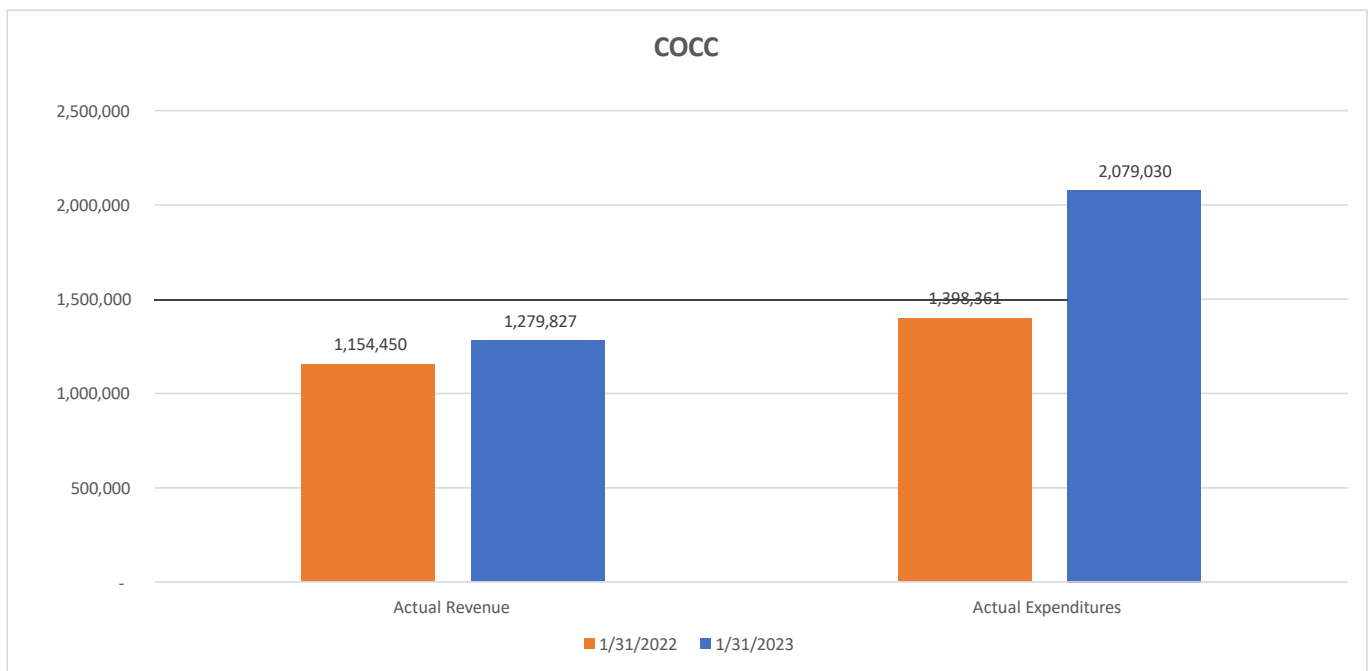
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Washoe Affordable Housing (WAHC)	1/31/2023	1/31/2022	Variance Favorable (Unfavorable)	Variance Percentage
Actual HAP Revenue	15,514,328	14,991,073	523,255	3.49%
Budgeted HAP Revenue	15,013,419	15,537,291	(523,872)	-3.37%
Actual HAP Payments to Landlords	15,514,328	14,991,073	523,255	3.49%
Budgeted HAP Payments to Landlords	15,013,419	15,537,291	(523,872)	-3.37%
<i>HAP Surplus (Deficit)</i>	-	-	-	0.00%
Actual Admin and Fee Revenue	577,588	636,088	(58,500)	-9.20%
Budgeted Admin and Fee Revenue	602,592	517,636	84,956	16.41%
Actual Expenditures	456,846	433,500	23,346	5.39%
Budgeted Expenditures	412,742	393,232	19,510	4.96%
<i>Unrestricted Profit (Loss)</i>	<i>120,742</i>	<i>202,588</i>	<i>(81,846)</i>	<i>-40.40%</i>
Actual compared to budget	120,742	202,588	(81,846)	-40.40%



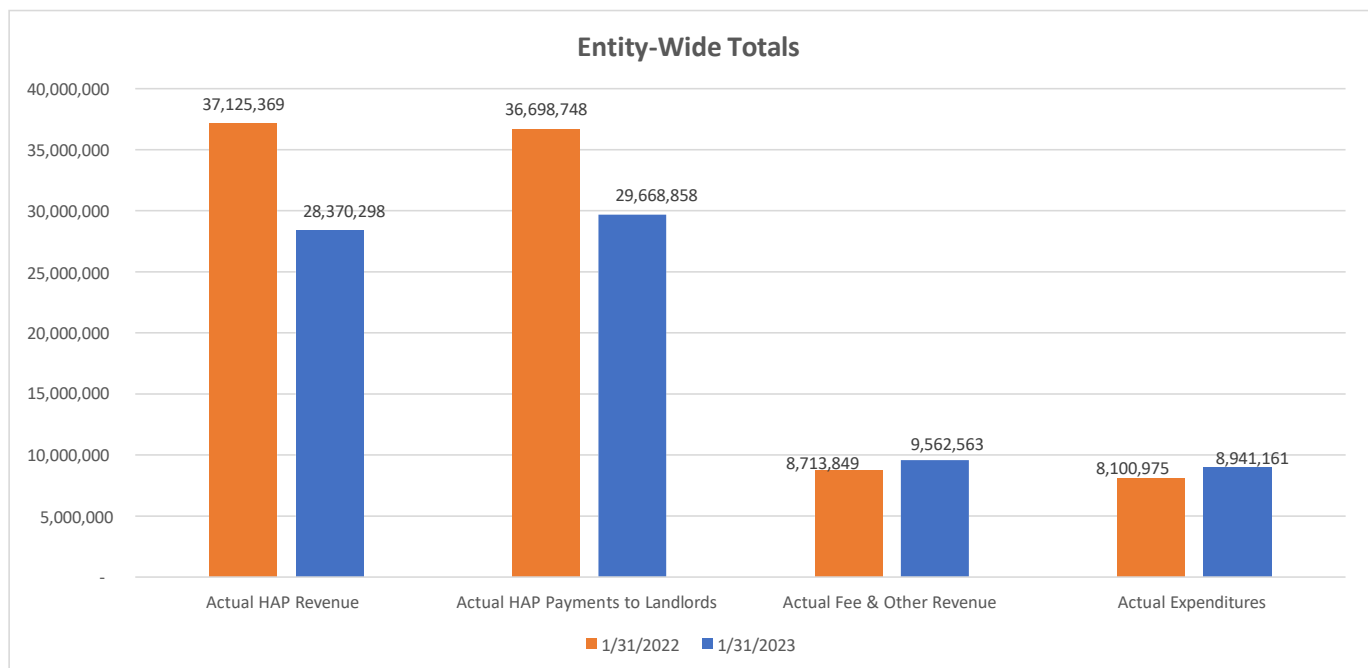
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COCC	1/31/2023	1/31/2022	Variance Favorable (Unfavorable)	Variance Percentage
Actual Revenue	1,279,827	1,154,450	125,376	10.86%
Budgeted Revenue	1,389,728	1,133,277	256,451	22.63%
Actual Expenditures	2,079,030	1,398,361	680,669	48.68%
Budgeted Expenditures	2,261,994	1,093,933	1,168,061	106.78%
Actual Unrestricted Surplus (deficit)	(799,204)	(243,911)	(555,293)	227.66%



ENTITY-WIDE FINANCIAL REPORT
FOR THE 7 MONTHS ENDED JANUARY 31, 2023

Entity-Wide Totals	1/31/2023	1/31/2022	Variance Favorable (Unfavorable)	Variance Percentage
Actual HAP Revenue	28,370,298	37,125,369	(8,755,071)	-23.58%
Budgeted HAP Revenue	29,942,438	38,559,282	(8,616,844)	-22.35%
Actual HAP Payments to Landlords	29,668,858	36,698,748	(7,029,890)	-19.16%
Budgeted HAP Payments to Landlords	29,727,954	38,155,995	(8,428,041)	-22.09%
<i>HAP Surplus (Deficit)</i>	<i>(1,298,560)</i>	<i>426,621</i>	<i>(1,725,181)</i>	<i>-404.38%</i>
Actual Fee & Other Revenue	9,562,563	8,713,849	848,713	9.74%
Budgeted Fee & Other Revenue	9,361,637	8,852,214	509,423	5.75%
Actual Expenditures	8,941,161	8,100,975	840,186	10.37%
Budgeted Expenditures	9,376,429	8,027,191	1,349,238	16.81%
<i>Unrestricted Profit (Loss)</i>	<i>621,401</i>	<i>612,874</i>	<i>8,527</i>	<i>1.39%</i>
Actual Surplus (deficit)	(677,158)	1,039,495	(1,716,654)	-165.14%



6. ²¹ 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)

Commissioner Schieve motioned to approve the Executive Director to negotiate and execute a no cost Interlocal Agreement between RHA and the Division of Welfare and Supportive Services. 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.

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)

Vice Chairwoman Johnson motioned to approve a construction contract between the city of Reno Housing Authority and Plenium Builders for construction of Dick Scott Manor for gross maximum price not to exceed \$3,995,444 and authorize the Executive Director to finalize and execute a contract for that project in a form acceptable to Housing Authority and Counsel.

8. Discussion and possible action to approve new rent setting policies for unaided and NSP properties. (For Possible Action)

Commissioner Schieve motioned to approve the item as presented with direction to staff to bring back the information on what the rent increases would be by the end of a four year goal. 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.

9. Discussion and possible action to approve a new flat rent for public housing. (For Possible Action)

Deputy Executive Director McKendree informed the Board the new flat rent policy would be implemented with the new MTW plan which is set to come back for Board approval in March.

There were no questions or discussion.

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)

Thoughtful and intelligent conversations took place regarding the State of Nevada 2023 Legislative Session. The Board agreed Executive Director Lopez was permitted to testify on bills that have a positive impact or bring additional revenue to the Housing Authority. It was decided not to solicit a lobbyist at this time.

11. Discussion and possible action to modify the current meeting schedule to accommodate potential City and County elected officials and liaisons. (For Possible Action)

The Board agreed to discuss modifications to the current meeting schedule once a new commissioner is appointed by city council.

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)

Thoughtful and intelligent conversations took place regarding the City of Reno's proposed Stormwater Utility Fees.

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)

Staff entered into closed session at 1:10 pm.

Staff returned from closed session at 1:47 pm.

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)

Legal Counsel Russell stated for the record that this item in open session immediately follows a closed session aimed at the discussion of the acquisition of the Bonanza Inn. As the Board will remember, it has provided previous direction to staff to acquire the Bonanza Inn in conjunction with Reno City Council's award of ARPA funds in the amount of \$6 million. That direction stands and unless the Board would like to alter that direction, staff has standing direction to pursue acquisition of the Bonanza Inn which is in probate. In doing so staff continues to have direction to do what it can to acquire and use the \$6 million of ARPA funds allocated to this project by the city of Reno. Staff have been advised by Legal Counsel Russell that acquisition can be accomplished through bids in the probate, private sale or exercise of eminent domain which is available to the Housing Authority.

Commissioner Schieve motioned to affirm prior direction to staff to proceed with acquisition of the Bonanza Inn through the use of allocated ARPA funds by the city of Reno. Proceeding will include staff following up with both staff at the city of Reno, Reno City Council as well as the probate estate. 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.

15. Discussion and updates on expanding Resident Services Programs (Discussion)

Director of Resident Services Fisher provided a brief overview of the services and program offered through the Housing Authority.

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)

Commissioner Schieve motioned to approve the exemplary evaluation of Executive Director Lopez with direction to the chair to present the financial terms up to 5% on top of the Cost of Living Adjustment (COLA) to bring back for ratification, including effective dates, at the March Board meeting. 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.

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)

There were no conferences or trainings discussed.

iii) Old and New Business. (Discussion)

Commissioner Schieve would like to include staff surveys as part of the Executive Director's evaluation going forward.

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, 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.

There was no public comment.

15. Adjournment. (For Possible Action)

The meeting adjourned at 2:24 pm.

