

MINUTES OF THE REGULAR MEETING  
HOUSING AUTHORITY OF THE CITY OF RENO  
BOARD OF COMMISSIONERS  
April 25, 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 12:02 pm on Tuesday, April 25, 2023, in the Agency's Boardroom.

**Commissioners Present**

Dave Aiazzi, Chairperson  
Jazzmeen Johnson, Vice Chairperson-**via phone**  
Mark Sullivan, Commissioner-**via phone**  
Kathleen Taylor

**Commissioners Absent**

Mayor Hillary Schieve

**Staff Present**

Hilary Lopez, Ph.D., Executive Director  
Ryan Russell, Legal Counsel  
Linda Long, Director of Administration  
JD Klippenstein, Director of Development  
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**

Heidi McKendree,  
Deputy Executive  
Director

**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.**  
Elaine Wiseman, City of Reno  
Alexander Segura-Garcia, City of Reno
- **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. Comments 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 Taylor 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 with changes.

**1. Presentation by Cori Fisher, Director of Resident Services, to Jennifer Friend, Workforce Development graduate. (Discussion)**

Workforce Development Program (WFD) graduate, Jennifer Friend has been a resident at RHA since 2008. Since then, she has worked hard to increase her credit score, create post-secondary plans for her daughter and prepare for her family's future by completing a first-time home ownership education course. Ms. Friend has escrowed a total of \$3,240.69 since joining the WFD program in 2016 and plans to use the funds to purchase a new home for her and her family.

**2. Approval of the minutes of the closed session Board meeting held February 28, and the regular Board meeting held February 28, and the minutes of the regular Board meeting held March 28, 2023. (For Possible Action)**

Approval of February's minutes postponed until May Board meeting as there was not a quorum present to approve those minutes. Commissioner Sullivan motioned to approve the minutes of the March 28 Board meeting. Vice Chair Johnson seconded the motion. Chairman Aiazzi called for the question. The vote was three ayes, no nays, and one abstention. Chairman Aiazzi declared the motion carried and the agenda 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 reports

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

Executive Director Lopez reported RHA's waitlist for 2–4-bedroom units at its family public housing sites closed on April 21<sup>st</sup>. As of April 20<sup>th</sup>, RHA received 1,972 applications. With existing applications, it brings the total waitlist to 6,739 applicants. Staff continue to review applications and work diligently to house families as quickly as possible. Given current turnover rates, it is estimated that eligible families that complete the documentation process may receive an offer of housing within 24 months.

Staff completed their initial resident meetings at Silverada Manor to provide information on the proposed renovations and HUD Rental Assistance Demonstration (RAD) conversion of the property. Over 141 residents attended between the two sessions. On-site translation was available in Spanish, Tagalog, and Mandarin. Many questions focused on relocation and RHA's relocation consultant was present to answer preliminary questions and give an overview of the

relocation process. The goal is to first utilize other public housing units for temporary relocation. Follow-up meetings will be scheduled this summer once a development partner is selected.

Staff completed their initial resident meetings at Hawk View Apartments to provide information on the proposed redevelopment and HUD Section 18 Demolition/Disposition of the property. Over 82 residents attended between the two sessions. On-site translation was available in Spanish. Many questions focused on relocation and RHA's relocation consultant was present to answer preliminary questions and give an overview of the relocation process. The goal is to first utilize other public housing units for permanent relocation. Follow-up meetings will be scheduled this summer once a development partner is selected.

Staff attended the MTW Collaborative conference in Washington DC on April 11-12. The main takeaways from the conference were that the initial 39 designated MTW Agencies will work together regarding the extension of the current MTW contracts. Current contracts expire in 2028. MTW has allowed agencies to better respond to local conditions and many MTW programs have been rolled out nationwide. MTW's are "America's Housing Policy Lab", and the program should be continued. As part of this, RHA was asked to contact Senator Cortez-Masto for support of contract extension. The other main item discussed was the need to ensure that MTW reserves, which are identified for development and other eligible activities, are properly characterized by HUD to preserve them from reallocation.

RHA is hosting a bus tour of several of our public housing and expanded housing properties for elected officials on Thursday, May 11<sup>th</sup>, at 3 p.m. The goal is to introduce elected officials to our portfolio, share background on the agency, and provide information on our upcoming development and preservation plans. Currently, seven officials are attending representing Reno, Sparks, and Washoe County. Board members are also invited.

May 1<sup>st</sup> is Affordable Housing Day at the Nevada legislature. RHA will have a table at the event to share information on our programs. Several staff members will attend the lunch to meet with legislators and provide support for affordable housing initiatives. Board members are invited to attend the event which is from 10 am-2 pm at the legislative building in Carson City.

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

### Rental Assistance Voucher Programs

Voucher Type	Total Voucher Allocation	Vouchers Leased as of 4/1/23	Percent Leased	Vouchers Issued Not Yet Leased
Housing Choice Voucher	2,477	2,261	91%	171
VASH	416	277	66%	56
EHV	137	90	66%	20
FYI	15	5	33%	1

Number HQS Inspections Conducted by Month	
March 2023	265

#### **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)**

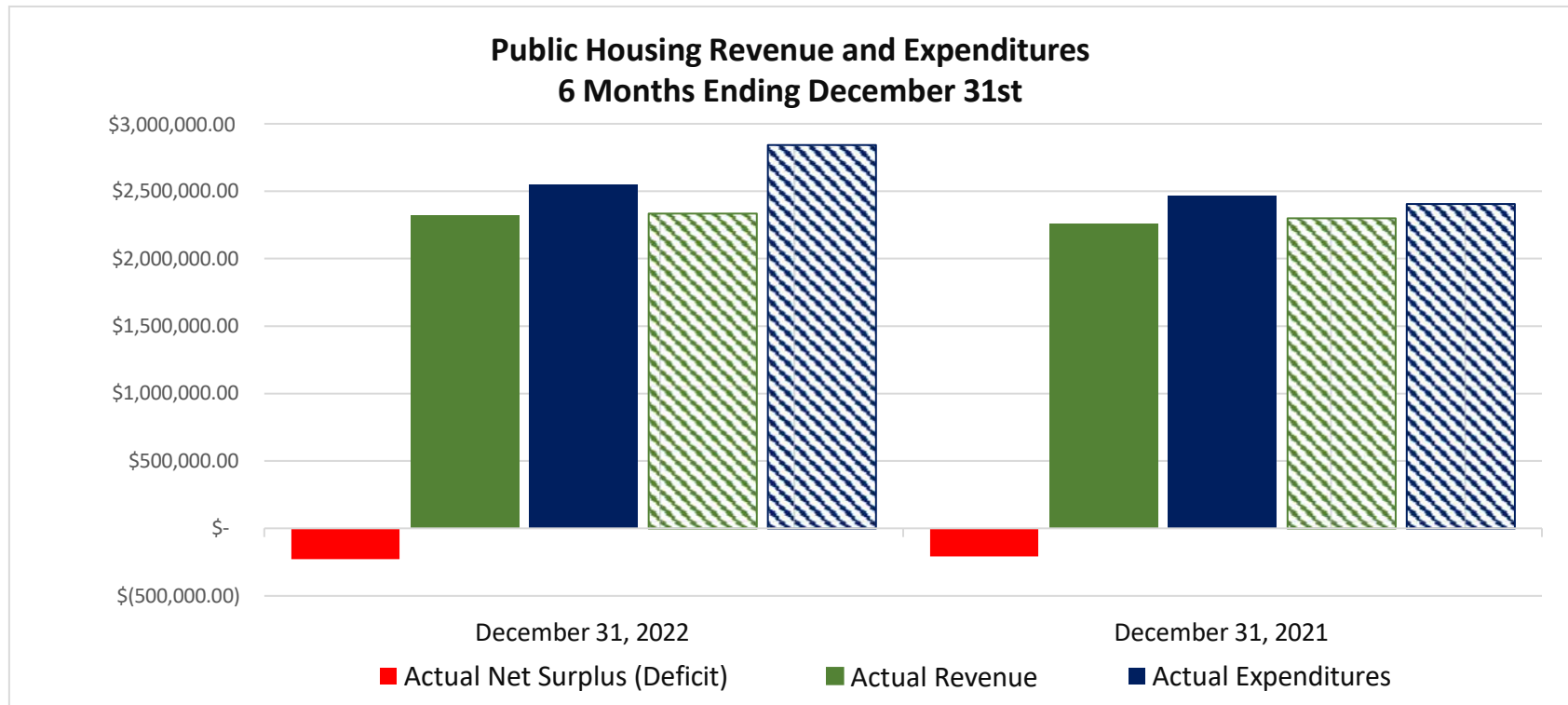
Description: Vouchers allocated by HUD for the specific purpose of assisting homeless individuals or families or those at risk of homelessness in obtaining housing. RHA is partnering with four local agencies (Catholic Charities, Health Plan of Nevada, Washoe County Human Services-Our Place and Volunteers 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.

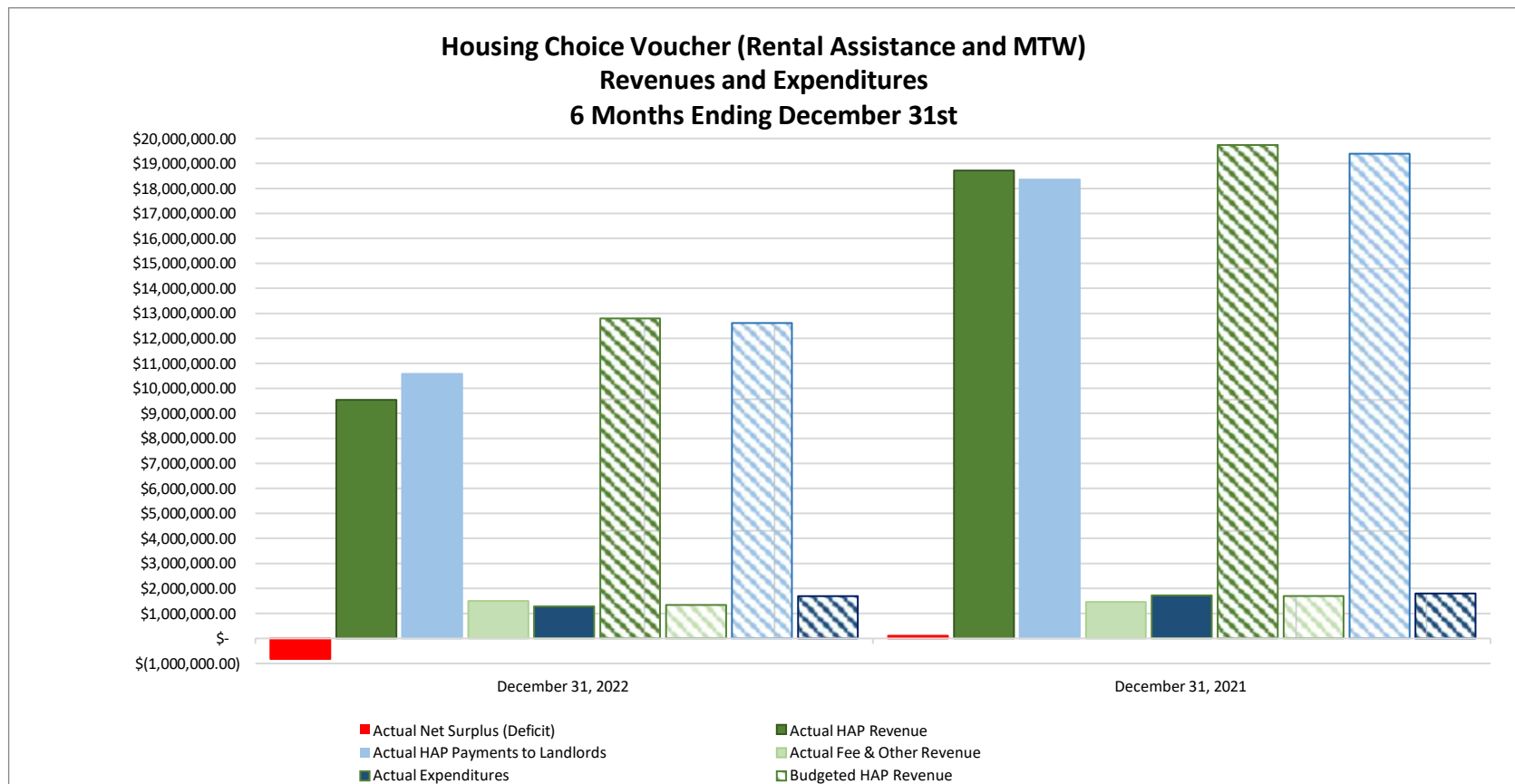
ENTITY-WIDE FINANCIAL REPORT  
FOR THE 6 MONTHS ENDED DECEMBER 31, 2022

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%
Actual Net Surplus (Deficit)	\$ (228,533.32)	\$ (208,954.00)	\$ (19,579.32)	9.37%
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%



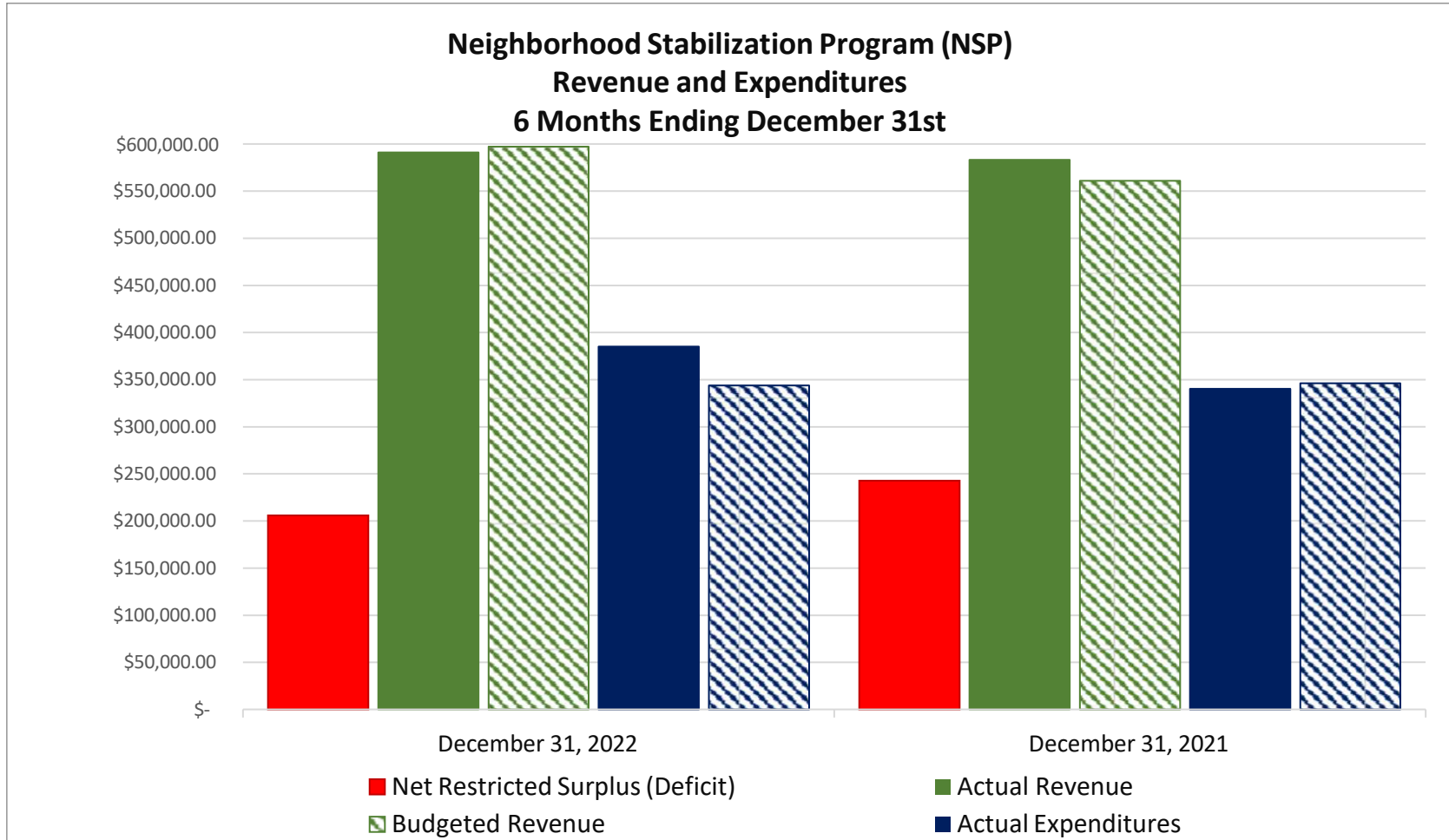
ENTITY-WIDE FINANCIAL REPORT  
FOR THE 6 MONTHS ENDED DECEMBER 31, 2022

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%



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

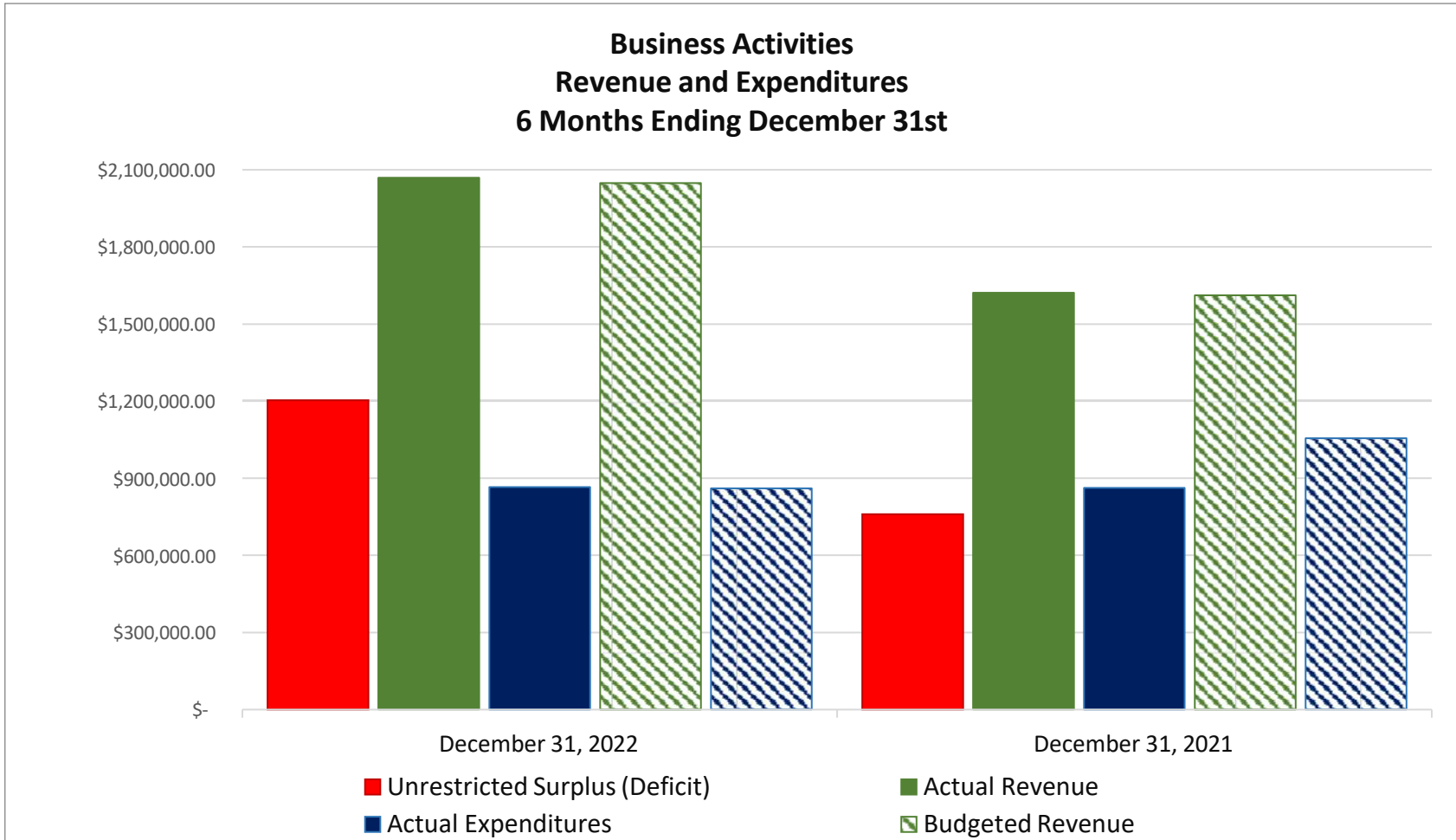
Neighborhood Stabilization Program (NSP)	December 31, 2022	December 31, 2021	Variance Favorable (Unfavorable)	Variance Percentage
Actual Revenue	\$ 590,906.87	\$ 583,058.68	\$ 7,848.19	1.35%
Actual Expenditures	\$ 385,082.87	\$ 340,247.17	\$ 44,835.70	13.18%
Net Restricted Surplus (Deficit)	\$ 205,824.00	\$ 242,811.51	\$ (36,987.51)	-15.23%
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%



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

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

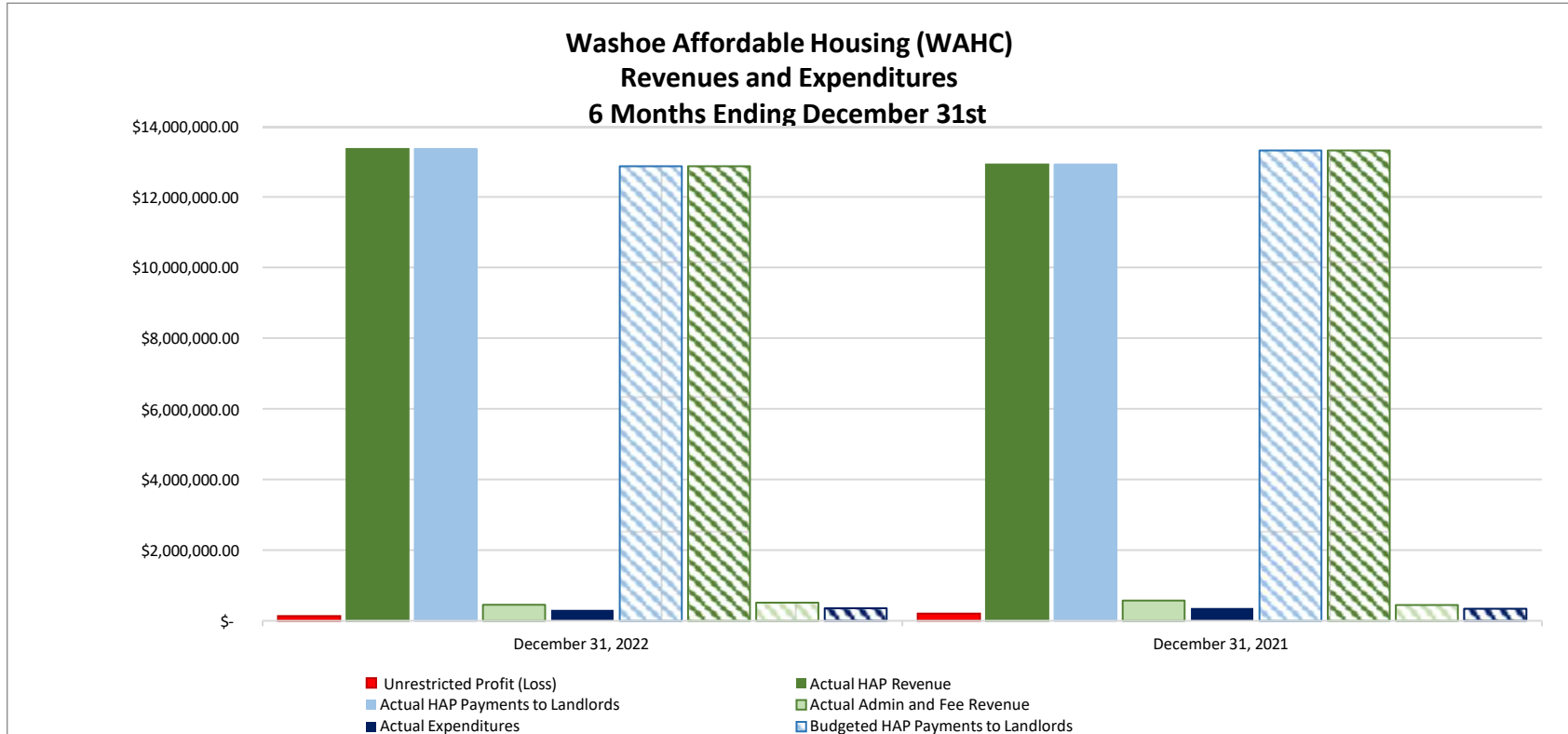


Washoe Affordable Housing (WAHC)	December 31, 2022	December 31, 2021	Variance Favorable (Unfavorable)	Variance Percentage
Actual HAP Revenue	\$ 13,354,564.50	\$ 12,919,419.50	\$ 435,145.00	3.37%
Actual HAP Payments to Landlords	\$ 13,354,564.50	\$ 12,919,419.50	\$ 435,145.00	3.37%
<i>HAP Surplus (Deficit)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



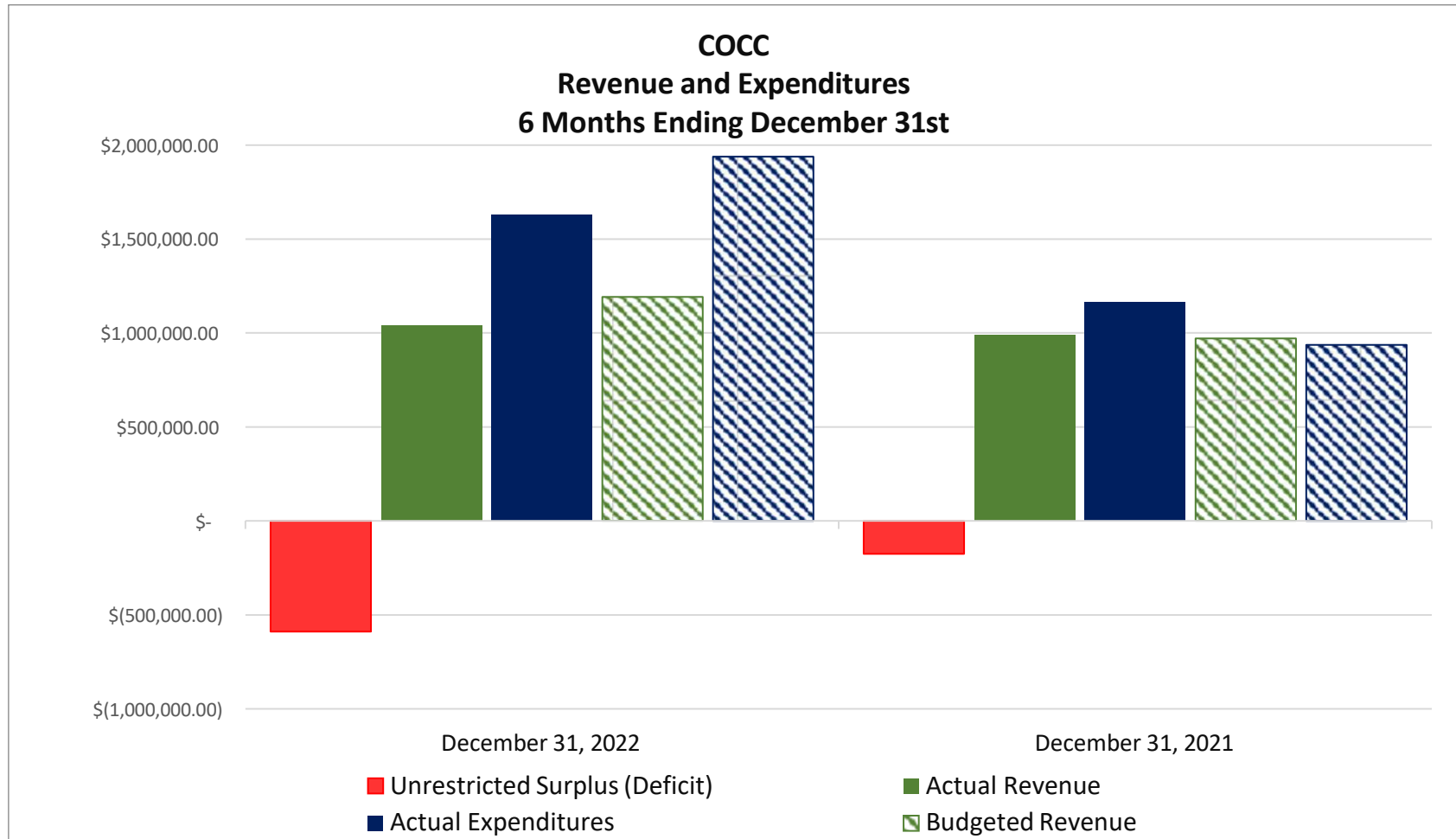
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FOR THE 6 MONTHS ENDED DECEMBER 31, 2022

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>
Net compared to budget	\$ 139,438.58	\$ 206,952.30	\$ (67,513.72)	-32.62%
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%



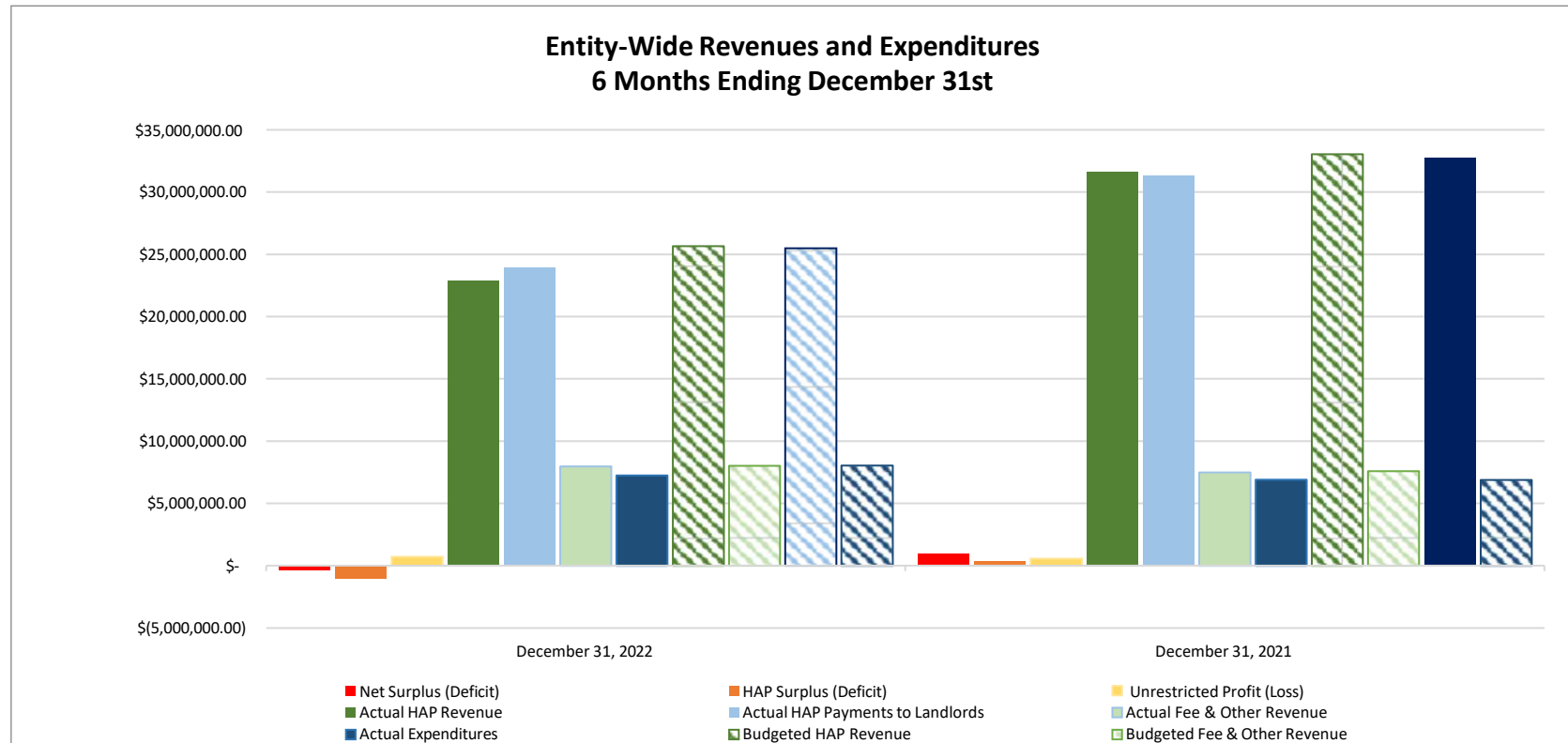
ENTITY-WIDE FINANCIAL REPORT  
FOR THE 6 MONTHS ENDED DECEMBER 31, 2022

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%
Unrestricted Surplus (Deficit)	\$ (588,546.42)	\$ (174,373.00)	\$ (414,173.42)	237.52%
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>
Net Surplus (Deficit)	\$ (314,929.15)	\$ 935,268.38	\$ (1,250,197.53)	-133.67%
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%



## **Asset Management**

- Maintenance staff are preparing for the summer season by ordering supplies needed for irrigation and swamp cooler start up and HVAC filter replacements.
- The first round of repositioning meetings was held with the residents of Hawk View and Silverada. Most of the residents attended one of the two available meetings at their complexes. Those that did not attend are being contacted to ensure they understand the process and their rights.
- Due to the upcoming repositioning of Hawk View and Silverada, we have started to hold the units that become vacant at those two complexes. We have also started to hold vacancies at nearby complexes to limit relocation expenses and provide options to residents when they are relocated. Maintenance remains focused on timely vacancy turns at all other sites not impacted by repositioning.
- Management and Maintenance attended several Yardi training sessions throughout March. We are scheduled to continue with bi-weekly training into May. The team is balancing the workload by assisting each other as needed to ensure we are timely with all required responsibilities in between training.
- The Sales and Service – Schedule of Fees for Maintenance Charges has been updated for the 2023 year and will be effective on July 01, 2023.
- A Key Inventory audit was completed in March for Hawk View and Silverada in preparation for repositioning. The audit was successful and noted no duplicate keys or cores were being utilized. A procedure and key log are being produced to ensure a consistent process is utilized going forward.
- Public Housing ended the month of March with 23 vacancies for an overall occupancy rate of 96.99% across all sites. In March, thirteen residents vacated their unit, and five units were leased.
- The McGraw and Essex water heater replacement was substantially completed during the month of March.

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

#### **Department Updates**

- Staff participated in Washoe County Health District's Community Health Improvement Plan (CHIP) Social Determinants of Health working meeting.
- Staff presented to the NV Department of Health and Human Services' Aging and Disability Services Division (ADSD) to discuss repositioning plans and potential impacts to common clients.

#### **Elderly Services:**

- Staff met with the Food Bank of Northern Nevada to discuss potential opportunities to create a food pantry at a senior/disabled public housing site.

- Staff met with the Asian Community Development Council and tabled at their community resource fair to help build relationships with community resources geared toward our elderly Asian resident population.

### Workforce Development (WFD)

- Staff continues to work closely with Opportunity Alliance Nevada to prepare for our first group of 15 residents' participation of an 8-week "Getting Ahead in a Just-Gettin'-By World" program where clients will look deeply at their own circumstances and build resources to create more stability moving forward.
- WFD partnered with First Independent Bank and Greater Nevada Credit Union to offer a banking workshop open to all RHA residents.

### Youth/Family Activities

- Before attending Sierra Nevada Journey's summer camp, RHA's 55 youth are required to do a community service/learning project. RHA is partnering with The Nature Conservancy to offer our annual Mustang Ranch Restoration Project opportunity on April 29<sup>th</sup>.
- Staff met with ReDirect Athletics to discuss scholarship opportunities for RHA youth. Staff looks forward to building this partnership and getting our youth involved in their programs.
- RHA's inaugural Start Smart Scholars Dinner for youth workforce development participants is scheduled for June. Invitations will be sent to youth participants and their families, RHA scholarship committee members, board members, and staff.

### Resident Councils

- Hawk View resident council has been working every weekend of April to complete their garden/art space. A soft opening of the space was held on April 22<sup>nd</sup> in partnership with local muralist Asa Kennedy, the Nevada Arts Council, and Urban Roots.

*\* 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

- Final draft is with leadership. Once approved, it will take approximately 2 weeks to print. The hope is to get it in time for the elected official home tour.

### Website Revamp

- Maslow Creative has a meeting with us next week to show us the actual site, phase 4. Thus far we've only seen static clips of individual pages, but we're starting on the phase that will show movement among pages, and the actual navigation users will experience.

### Best Places to Work

- RHA was not selected as a Best Place to Work by the Northern Nevada Human Resources Association
- Our committee will meet soon to go over the results and develop a plan to address any needs the team deems necessary.

### Start Smart Scholarship Dinner

- Completed save the date invitations. Working on program design and layout for event
- Collecting students' photos and bios for program and slideshow

### Traditional Media, Social Media, Other Projects

- Hosted interviews with KRNV, KTVN and KKOH radio on the PH waitlist opening.
- Conversed with KOLO regarding the numbers of people applying for rental assistance. Unsure yet if a story will come of it.
- Secured an interview with KOLO's Good Morning Reno to highlight the RHA Plus 1 program the Friday before Mother's Day.
- With Children's Cabinet representatives, hosted KRNV and KOLO for the Safe Place unveiling. All three news stations picked up the story via release (KTVN only highlighted a short bit), KOH did an interview and ran a piece on it, and one Vegas TV station, KSNV 3, picked up the news there.
- Scheduled and sent the invitation for the elected officials, board of commissioners and RHA executive staff home tour May 11. Working on finalizing the script now.
- Submitted media/PR plan to Development for use in The Home Depot Foundation grant application for Dick Scott Manor.
- The landlord symposium elicited a story from the Nevada Independent, long after the event.
- Have a meeting scheduled this week with a reporter from Double Scoop community news outlet regarding the Hawk View art and garden space. Ensuring the reporter is sensitive in her writing regarding HV repositioning.
- Received new head shot photos for JD and once we receive one from Commissioner Taylor, will update the Board of Commissioners Photo Wall.

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

### Silverada Manor & Hawk View Repositioning:

- Resident notices regarding RAD and Section 18 were delivered to residents at the end of March. Initial resident meetings were held on April 4 & 5, 2023. The meetings were very well attended and Housing to Home (HTH), RHA's contracted relocation firm, was on site to participate in meetings as well. FAQ documents were updated to respond to questions raised

during the resident meetings and to include property specific emails that residents can use to ask further questions. The FAQs will be delivered to tenants the week of April 24.

#### Silverada Manor & Hawk View Redevelopment:

- An RFQ for Master Developer Services for both Hawk View and Silverada was released on April 19, 2023. Additionally, preliminary site planning and environmental review has begun at both sites.

#### HOME Fund Awards:

- On April 11, the Washoe County HOME Consortium's Technical Review Committee recommended 3 RHA projects to the Consortium Directors for funding. The HOME Consortium Director's Meeting occurred on April 19, 2023, and approved all 3 funding recommendations. The projects and funding amounts are as follows:
  - Carville Court - \$278,000 in HOME-ARP funding for supportive services
  - 419 10<sup>th</sup> St - \$1,000,000 in HOME-ARP funding for development
  - Silver Sage - \$1,000,000 in HOME funding for development

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

#### Electronic Document Management System

- 4/19/2023: Staff continues to scan Rental Assistance files into the production environment.
  - 1484 out of approx. 2500 client files have been scanned.
  - All files will be scanned within 10 months at the current scan rate.
- 4/19/2023: Staff will begin scanning Asset Management files in Laserfiche after Yardi has been implemented.

#### Yardi

- 4/17/2023: Staff begins the 4th of 5 Yardi-led trainings.
- 4/19/2023: Yardi Voyager (PHA Software) configuration for financials, Rental Assistance, Asset Management, and Admissions continues.
- 4/27/2023: Data Conversion & Go-Dark Period begins.
- 5/4/2023: RHA staff begins working in Yardi.
- 6/1/2023: "Go-Live" 1<sup>st</sup> full check run is processed Yardi.

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

### FY 2024 Annual MTW Plan

- The FY 2024 Annual MTW Plan was submitted to HUD for review/comment on March 31, 2023.

### 2023 MTW Conference

- RHA's MTW Coordinator filled in for Deputy Director McKendree on a panel discussion on landlord incentives for the Housing Choice Voucher program at the annual MTW Conference in Washington DC. A lot of great information was shared during the session which included highlights of landlord incentives offered by San Diego, Chicago, and Reno.

### FY 2023 Annual MTW Report

- Preparation for RHA's annual MTW Report to HUD is underway. Several data pulls have begun on current MTW activities and surveys have been sent to all Mobility Demonstration participants. Survey results will be sent to RHA's third-party researcher at the University of Washington for analysis.

## **H. Financials**



**6. Possible adoption of Resolution 23-04-01 RH approving the final financial audit report from CliftonLarsonAllen LLP. (For Possible Action)**

Commissioner Sullivan motioned to approve the final financial audit report from CliftonLarsonAllen LLP. 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 presentation of draft FY2024 RHA budget. (Discussion)**

Thoughtful and intelligent discussions took place regarding the FY2024 RHA budget.

**8. Discussion on possible amendments to the By-laws of the City of Reno Housing Authority. (Discussion)**

In-depth discussions took place regarding the possible amendments to the By-laws. Final revisions will be agendized for approval at the May Board meeting.

**9. Possible adoption of Resolution 23-04-02, which will allow Agency to submit a Housing and Urban Development (“HUD”) Rental Assistance Demonstration (“RAD”) application, a City of Reno Private Activity Volume Cap request, a Nevada housing Division Multi-Family Bond Application, a Washoe County HOME Consortium Affordable Housing Municipal Loan Program application, and a Federal Home Loan Bank Affordable Housing Program application, as needed, for Silverada Manor. (For Possible Action)**

Commissioner Sullivan motioned to approve Resolution 23-04-02. 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.

**10. Closed session regarding the possible negotiation of the acquisition of 419 10<sup>th</sup> Street, Sparks, NV for future housing development. No action may be taken during the closed session.**

No action was taken.

**11. Discussion and possible action to approve the Purchase and Sale Agreement (PSA) for the property located at 419 10<sup>th</sup> Street for a purchase price of \$775,000. The total fiscal impact will include the purchase price, proportionate closing costs, and up to \$6,864.43 in relation to the building permit extension fee attached to said property. (For Possible Action)**

Commissioner Taylor motioned to approve the Purchase and Sale Agreement subject to the conditions that due diligence be extended by 30 days, the provision on seller’s payment of attorney’s fees being removed and the exhibit including the architectural agreement being limited to a time duration of two years. Vice Chairwoman Johnson seconded the motion. Hearing no further discussion, Chairman Aiazzi called for the question. The vote was three ayes and one nay. Chairman Aiazzi declared the motion carried.

**12. Discussion of Board's intent and direction to staff regarding Horizon Hills property, APN 082-22-10. (Discussion)**

Thoughtful and intelligent conversations took place regarding the Horizon Hills property. The Board directed staff to review costs and timeframes associated with upzoning the property, the cost for the tentative map process, and then compare what the property could be marketed as is.

**13. 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)**

Executive Director Lopez reported that she would be attending a PHADA conference during the next scheduled Board meeting and proposed a new date for the May meeting. Chairman Aiazzi requested each Board member be polled separately to find out which day would work best for them.

**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, May 23, 2023; Tuesday, June 27, 2023; and Tuesday, July 27, 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. Comments from the public is limited to three minutes per person.**

There was no public comment.

**15. Adjournment. (For Possible Action)**

The meeting adjourned at 1:48 pm.

