

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

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

**MEETING DATE: Tuesday, June 27, 2023**  
**TIME: 12:00 p.m. (Approximately)**  
**PLACE: Reno Housing Authority Boardroom**  
**1525 East Ninth Street, Reno, Nevada**

*Persons wishing to provide public comment may participate during the scheduled meeting by commenting in person during the course of the meeting, or address their comments, data, views, arguments in written form to Hilary Lopez, Ph.D., Executive Director, Housing Authority of the City of Reno, 1525 East 9th Street, Reno, NV 89512-3012, Fax: 775.786.1712; e-mail address: [HLopez@renoha.org](mailto:HLopez@renoha.org). Written submission should be received by the Board on or before, June 26, 2023, by 5:00 p.m., in order to make copies available to members of the Board and the public.*

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

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**JOINT DEVELOPMENT COMMITTEE AND AGENCY BOARD OF COMMISSIONERS**  
**AGENDA**

- Call to order and roll call.
- Introduction of guests.
- First Period of Public Comment. The opportunity for public comment is reserved for any matter within the jurisdiction of the Board. No action on such an item may be taken by the Board unless and until the matter has been noticed as an action item. Comments from the public are limited to three minutes per person, under these items.
- Approval of agenda. (For Possible Action)
  1. Approval of the minutes of the RHA Development Committee meetings held on March 28, 2023. (For Possible Action)
  2. Review and discuss potential Master Developer partnership structures and Guarantees for Silverada and Hawk View. (Discussion)
  3. Update on construction projects. (Discussion)
  4. Discussion and comparison of CMAR, Bid, and General Contractor processes in consideration of upcoming projects. (Discussion)
  5. Discussion and overview of local housing providers along with the types of housing they provide. (Discussion)

6. Discussion of upcoming changes to the Admissions and Continued Occupancy Plan (ACOP) and Administrative Plan for Housing Choice Voucher and Project Based Voucher Programs (Admin Plan) resulting from HUD adopted regulation changes. (Discussion)
7. Additional items:
  - i) General matters of concern to committee members regarding matters not appearing on the agenda. (Discussion)
  - ii) Old and New Business. (Discussion)
  - iii) Schedule of next meeting: The following dates have been scheduled in advance but are subject to change at any time: September 19, 2023; and December 12, 2023. (For Possible Action)
8. 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.
9. Adjournment.

**HOUSING AUTHORITY OF THE CITY OF RENO BOARD OF COMMISSIONERS**  
**AGENDA**

- Call to order and roll call.
  - Introduction of guests.
  - First Period of Public Comment. The opportunity for public comment is reserved for any matter within the jurisdiction of the Board. No action on such an item may be taken by the Board unless and until the matter has been noticed as an action item. Comment from the public is limited to three minutes per person, under these items.
  - Approval of agenda. (For Possible Action)
1. Approval of the minutes of the regular Board meeting held May 30, 2023. (For Possible Action)
  2. Consent Agenda. (All consent items may be approved together with a single motion, be taken out of order, and/or be heard and discussed individually. Items will be removed and considered separately at the request of the public or Board member.) (For Possible Action)
    - a) Possible approval of amendments to the By-laws of the City of Reno Housing Authority.
  3. Commissioner Reports. (Discussion)

4. Executive Director/Secretary's Report. (Discussion)
  - A. Update on Agency activities
  - B. Update on Rental Assistance Voucher Programs / Asset Management
  - C. Update on Workforce Development, Elderly Services, and youth activities
  - D. Update on Public Affairs activities
  - E. Update on Development activities
  - F. Update on Information Technology activities
  - G. Update on MTW activities
  - H. Financials
5. Discussion and possible action to approve both the April 2023 Cost of Living Adjustment (COLA) as published by the Consumer Price Index (CPI) Western Information Office, West Region, and on the basis thereof, possible adoption of Resolution 23-06-01 RH approving a net 3.025% COLA increase, with a total fiscal impact of \$74,994.47 for FY2024, for all staff positions not covered under the Collective Bargaining Agreement. (For Possible Action)
6. Possible adoption of Resolution 23-06-02 RH revising the Utility Allowance Schedule for participants of the Public Housing, Housing Choice Voucher and Project Based Voucher programs. (For Possible Action)
7. Discussion and possible action to approve final FY2024 RHA budget. (For Possible Action)
8. Discussion and possible action to approve an Interagency Agreement with Southern Nevada Regional Housing Authority for utilizing their procurements and to enter a Letter of Engagement with Reno & Cavanaugh to provide legal services related to LIHTC and HUD related transactions for a total fiscal impact of \$200,000.00. (For Possible Action)
9. Discussion and possible action to approve grant agreements and corresponding deed restrictions for Essex Manor and Stead Manor. (For Possible Action)
10. Discussion and possible action to approve potential use of CMAR project delivery for Stead Manor and McGraw Court rehabilitations. (For Possible Action)
11. Discussion and possible action to approve the Purchase and Sale Agreement with Paradise Retail I, LLC, for "Parcel 4-B" on the Paradise Plaza shopping center site plan for a total fiscal impact of \$1.00 for initial purchase of the site. (For Possible Action)
12. Closed Session: Collective Bargaining Agreement (CBA). Discussion of the upcoming expiration of the current CBA expiring June 30, 2024, potential items for negotiation in a new CBA and associated fiscal impacts. The Board may give direction to staff in closed session regarding the position or positions to be taken or the strategy to be employed leading to the execution of a new CBA. There will be no approval of the collective bargaining agreement during the course of the closed session. (For discussion only)

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)
- iii) Old and New Business. (Discussion)
- iv) Request for Future Agenda Topics (Discussion)
- v) Schedule of next meeting. The following dates have been scheduled in advance but are subject to change at any time: Tuesday, July 25, 2023; Tuesday, August 22, 2023; and Tuesday, September 26, 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 are limited to three minutes per person.

15. Adjournment.

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*This meeting is accessible to the hearing impaired through the RHA TTY/TDD/voice phone line (385) 770-7166. Anyone with a disability, as defined by the Americans with Disabilities Act, requiring special assistance to participate in the meeting, may contact the Board of Commissioners at the following address, at least five days in advance of the meeting in order to make arrangements, if possible, for reasonable accommodations that would enable participation in the meeting by contacting Lindsay Dobson, Executive Administrative Assistant, Housing Authority of the City of Reno, 1525 East Ninth Street, Reno, Nevada, 89512, or by calling (775) 329-3630.*

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

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

*Dated June 22, 2023*



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By: Lindsay Dobson  
Executive Administrative Assistant