

MINUTES OF THE REGULAR MEETING
HOUSING AUTHORITY OF THE CITY OF RENO
BOARD OF COMMISSIONERS
May 30, 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, May 30, 2023, in the Agency's Boardroom.

Commissioners Present

Dave Aiazzi, Chairperson

Mark Sullivan, Commissioner-**via phone**
Kathleen Taylor

Staff Present

Hilary Lopez, Ph.D., Executive Director
Heidi McKendree, Deputy 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

Others Present

None.

Commissioners Absent

Mayor Hillary Schieve
Jazzmeen Johnson

Staff Absent

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

- **Call to order and roll call.**
- **Receive introduction of guests.**
Julie Henderson, City of Reno
Calena Long, UNR Early Head Start
Stephen Allen, UNR Early Head Start
Ralph Santos
- **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 Sullivan motioned to approve the agenda. Commissioner Taylor 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. 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 April 25, 2023. (For Possible Action)

Commissioner Sullivan motioned to accept the minutes. Commissioner Taylor 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.

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) Discussion and possible action for approval of Sales and Services Schedule.
- b) Discussion and possible action to amend the Credit Card Policy and Procedure to reflect current position titles, additional authorized card holders, and related procedural matters.
- c) Possible approval of Commissioner Taylor's request to expend her Contingency Fund allotment of \$10,000 to provide funding to the Eddy House (\$5,000) and to the City of Reno Rental and Deposit Assistance Interim Motel Program (\$5,000).
- d) Possible approval of Chairman Aiazzi's request to expend his Contingency Fund allotment of \$10,000 to provide funding to the Ballroom of Reno (\$5,000) and to the Reno Bike project (\$5,000).
- e) Possible approval of Commissioner Sullivan's request to expend a portion of his Contingency Fund allotment in the amount of \$6,500 to the following non-profit organizations: The Empowerment Center (\$1,000), Urban Roots (\$1,000), Food Bank of Northern Nevada (\$1,000), Jam On It youth basketball scholarships (\$1,000), RHA Employee Summer Picnic (\$1,000), RHA 90 Plus Senior Event (\$500), RHA Diapers for Seniors Program (\$1,000).

Commissioner Sullivan pulled consent agenda item (e). Commissioner Sullivan clarified if the full \$1,000 isn't used for the RHA summer picnic that the RHA Engagement [sic] Committee can carry over those funds towards their next event. (*The RHA Events, not Engagement Committee will accept any funds not used for the RHA Summer Picnic*).

Commissioner Sullivan motioned to approve the consent agenda with the language changed to donation would go to the Engagement [sic] Committee. Commissioner Taylor 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.

3. Commissioner Reports. (Discussion)

Chairman Aiazzi reported he and Executive Director Lopez attended a meeting with RTC and NDOT regarding a possible freeway expansion that may impact a portion of Mineral Manor.

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

Executive Director Lopez reports RHA received eight responses to its Request for Qualifications for a Master Development Partner. As the next step, a selection panel will meet to evaluate submissions. The selected Development Partner(s) will work with RHA to renovate Silverada Manor and redevelop Hawk View Apartments.

Staff hosted Sparks Councilman Abbott, City Councilwomen Breckhus and Ebert, Washoe County Commissioner Garcia, and County Manager Brown on May 11th for an overview of RHA and tour of selected sites. Staff received positive feedback on the event and appreciated the interest in our housing and programs.

The groundbreaking event for Dick Scott Manor is scheduled for Thursday, June 29th, at 10 am at the site. RHA has invited its funders and partners to the event.

Earlier this year, the US Department of Housing and Urban Development (HUD) released the Final Rule Implementing the Housing Opportunity Through Modernization Act (HOTMA) of 2016 for Sections 102, 103, and 104. Staff is working on updates to RHA's Admissions and Continued Occupancy Plan (ACOP) and other documents to comply with final rule changes and will provide an overview of HOTMA changes to the Board in June.

RHA returned \$383,820 in CARES Emergency Rental Assistance (CHAP) to the State of Nevada. The funds represent unused administrative funding. The funds were identified as part of RHA's audit and program closeout. Unfortunately, due to timing, the federal program has ended, and the funds cannot be reallocated by the State for another purpose and must be returned to the federal government. RHA has wired the monies to the State and the item will be discussed at the upcoming June 14th Interim Finance Committee (IFC) meeting.

Assemblywoman Anderson, Sparks, District 30, is interested in regionalizing oversight of RHA. She has met with RHA staff as well as the City of Reno and would like all interested parties to work on this item during the biennium. As this is an item of interest to the Board, I suggest adding a discussion of this topic on future Board agenda(s).

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%	181
VASH	416	277	66%	51
EHV	137	90	66%	23
FYI	15	5	33%	4

Number HQS Inspections Conducted by Month	
April 2023	269

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

- Asset Management completed interviews for the open Maintenance I and Maintenance II positions. One candidate was selected for the Maintenance II role and is currently going through the background process. We anticipate a start date in early June. Human Resources is assisting with the recruiting efforts for the Maintenance I and Groundskeeper position.
- Maintenance staff have been busy working on starting up swamp coolers and irrigation at all sites. We expect to be completed with this process during the month of May.
- Management and Maintenance attended several Yardi training sessions throughout April. We are scheduled to continue with additional training in 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 is anticipated to be effective on July 01, 2023.
- Public Housing ended the month of March with 25 vacancies for an overall occupancy rate of 96.69% across all sites. In April, six residents vacated their unit, and three units were leased.

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

Elderly Services:

- **Sanford Center for Aging** held multiple blood pressure checks at Willie J. Wynn and a nutrition workshop regarding healthy eating habits for hypertension.
- **Saint Mary's** held a diabetes management event at Silverada Manor to teach prevention tips and management tricks for living with diabetes. A healthy lunch was served to all participants.
- **The Regional Transportation Commission (RTC) of Washoe County** launched a new system for their “taxi bucks” program and held a sign-up workshop for at Silverada Manor to ensure our residents have access to \$60/month of free taxi dollars.
- **Altrusa Reno/Sparks** held two outreach events (Silverada and Willie J. Wynn) to distribute food, toiletries, and other daily essentials to senior residents in need.

Workforce Development (WFD):

- RHA's quarterly Program Coordinating Committee (PCC) meeting was held in May. 36 community partners joined the meeting to share resources, programs, and discuss collaboration opportunities.
- Staff met with **Opportunity Alliance Nevada** multiple times to prepare for the Getting Ahead program launch in June.
- Staff met with the **Women & Children's Center of the Sierra** and **RISE Academy** to discuss collaboration opportunities.

Youth/Family Activities:

- RHA hosted a Point of Impact (POI) car seat check point event at Essex Manor in partnership with **REMSA**. Families and the surrounding community attended and left at ease knowing their children were safe while in their vehicles.
- Over 60 youth and parents attended a service-learning day with **The Nature Conservancy** to improve the natural habitat at Mustang Ranch. Completion of a service-learning project is a requirement for all RHA youth attending the **Sierra Nevada Journeys'** summer camp.
- Staff is preparing for the inaugural RHA Start Smart Awards Dinner on June 22nd to celebrate our first class of graduating students.

Resident Councils:

- Mineral Manor Resident Council held a Mother's Day event for residents to plant flowers and celebrate all mothers in the community.
- Stead Manor Resident Council held a community clean-up day in conjunction with a barbeque to commemorate the start of summer.

* *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

Traditional Media, Social Media

- Hosted KOLO and KUNR at RHA to cover the RHA+1 Program.
- Hilary and Jennielyn Murray participated in a live KOLO Good Morning Reno show promoting the RHA+1 Program.
- Washington Post story about PHAs using video cameras to deter crime and perhaps "spy on residents" was released. RHA was not thankfully mentioned.
- Local art-based news site Double Scoop published a piece on the Hawk View art/garden space.
- Board of Commissioners and executive leadership photo wall is up to date.

Opportunity Knocks Magazine

- Final draft is with leadership. Once approved, it will take approximately 2 weeks to print.

Website Revamp

- The new website was released May 16. IT and PAO staff are still adjusting links and verbiage, but it's beautiful and has already been more user friendly. The front desk folks report that they're able to direct clients more easily to FAQs.
- As soon as we receive a bio from Commissioner Taylor, we'll update her portion of the site.

Start Smart Scholarship Dinner

- Completing program design and will send to printer NLT June 5.

Dick Scott Groundbreaking

- Working on the program and event details

E. Update on Development Activities

Silverada Manor & Hawk View Redevelopment:

- The RFQ for Master Developer Services for both Hawk View and Silverada closed on May 19. Eight (8) submissions were received from local and national developers. An evaluation panel will be meeting on June 5 to review and score the submissions. The top candidates will then be invited to interview with the panel on June 13th.
- Following approval by the Board of Commissioners, the RAD application for Silverada Manor was submitted to HUD on April 26.
- The HUD Environmental Review process is moving forward for both projects within the anticipated timelines.

Dick Scott Manor

- Anticipating pulling building permits for Dick Scott Manor by end of May.
- Groundbreaking Ceremony to be held on June 29.

419 10th Street

- Architectural Service Agreement signed and executed on May 8.
- Purchase Sale Agreement (PSA) signed and executed on May 10 and \$15,000 in earnest money wired into escrow account.
- HUD Environmental Review moving forward at a good pace and inline to be complete within timeline agreed upon in PSA.
- Due diligence has started on plans and other documents provided and is in the process of preparing an RFP for a general contractor.

Stead Manor

- Site Walks with design consultants occurred on May 10th.
- Scope of Work is currently being developed by JKAE architectural firm.
- Received guidance from HUD and currently working on finalizing Grant Agreement and Deed Restriction with the Nevada Housing Division.

Essex Manor

- Received guidance from HUD and currently working on finalizing Grant Agreement and Deed Restriction with the Nevada Housing Division

McGraw Court/Silver Sage Court

- Site Walks with design consultants occurred on May 10th.

- Scope of Work is currently being developed by JKAE architectural firm.
- Currently working with First American Title to confirm current legal description of McGraw Court, which is needed for the new Declaration of Trust that must be signed by RHA and HUD and then recorded with Washoe County. This must happen before we can move forward with the HMNI grant agreement and deed restriction for McGraw Court.

CF Projects

- Closed out Water Heater Replacement at McGraw Court this month.

F. Update on Information Technology activities

Electronic Document Management System

- 5/22/2023: Staff continues to scan Rental Assistance files into the production environment.
 - 1809 out of approx. 2500 client files have been scanned.
 - All files will be scanned within 7 months at the current scan rate.
- 5/22/2023: Staff will begin scanning Asset Management files in Laserfiche after Yardi has been implemented.

Yardi

- 5/9/2023: Data Conversion Failed. New dates for Go-Live are provided below.
- 5/22/2023: Yardi Voyager (PHA Software) configuration for financials, Rental Assistance, Asset Management, and Admissions continues.
- 7/24/2023: Data Conversion & Go-Dark Period begins.
- 8/1/2023: RHA staff begins working in Yardi.
- 9/1/2023: "Go-Live" 1st full check run is processed Yardi.

G. Update on MTW Activities

FY 2023 Annual MTW Report

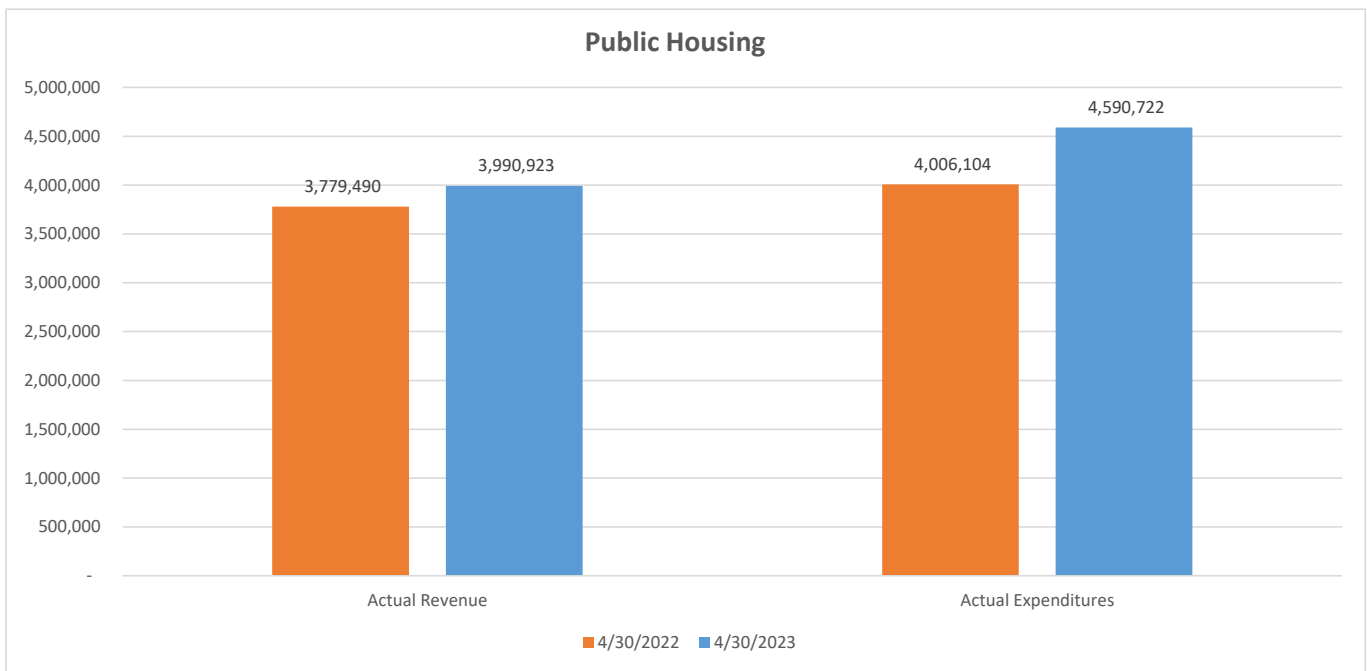
- Preparation for RHA's annual MTW Report to HUD is currently underway with data being pulled on current MTW activities. Much of this data needs to be pulled by manually looking up every assisted household multiple times. To date, detailed information has been pulled for families currently paying minimum rent, those undergoing triennial recertifications and households receiving RHA's standardized utility allowances in the HCV program. Additional data will also be pulled on households eligible for RHA's standardized medical deductions, those paying full contract rent along with detailed demographic information on all public housing and rental assistance households. All data pulls will be finalized following the end of the Fiscal Year with the report due to HUD by September 30.
- Surveys have been sent to all Mobility Demonstration participants. Survey results and internal data on Mobility Demonstration households including income, family composition, and

employment status will be sent to Rebecca J. Walter, PhD at the University of Washington (UW). This data is being used by UW to evaluate the overall progress of these families and the program.

H. Financials

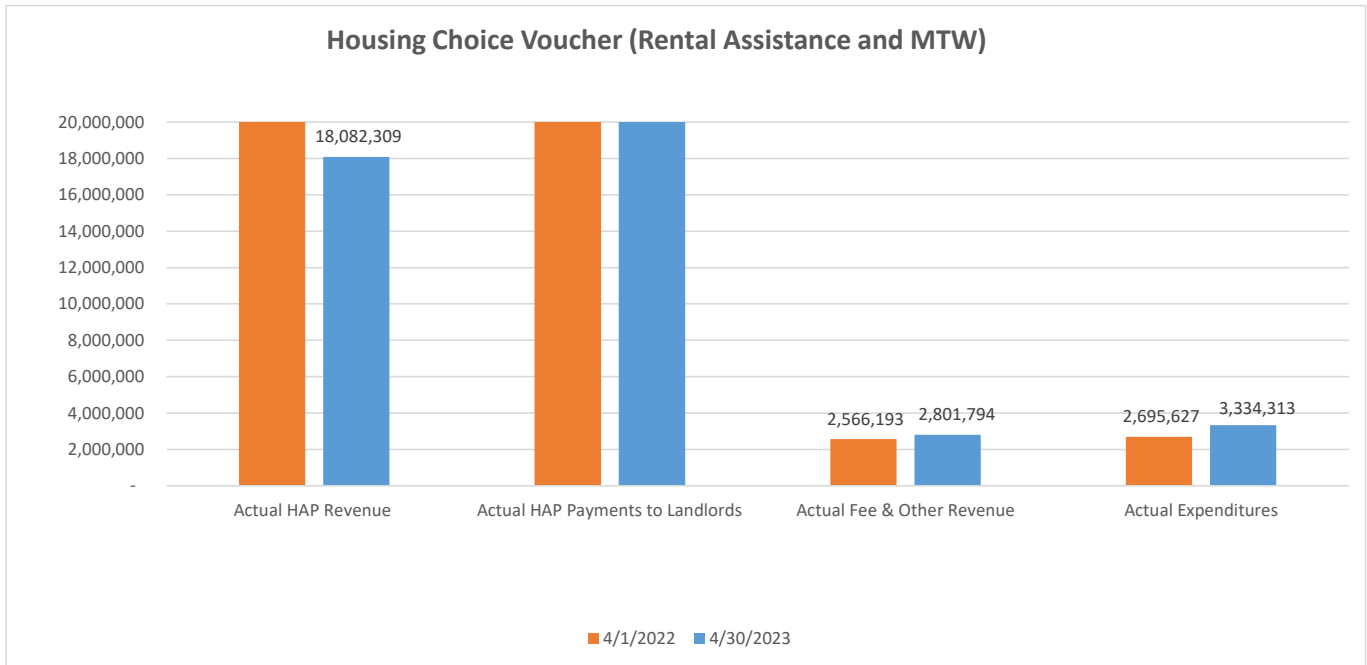
**ENTITY-WIDE FINANCIAL REPORT
FOR THE 10 MONTHS ENDED APRIL 30, 2023**

Public Housing	4/30/2023	4/30/2022	Variance Favorable (Unfavorable)	Variance Percentage
Actual Revenue	3,990,923	3,779,490	211,433	5.59%
Budgeted Revenue	3,890,699	3,831,309	59,390	1.55%
Actual Expenditures	4,590,722	4,006,104	584,617	14.59%
Budgeted Expenditures	4,738,033	4,009,426	728,607	18.17%
Actual Surplus (deficit)	(599,799)	(226,614)	(373,184)	164.68%



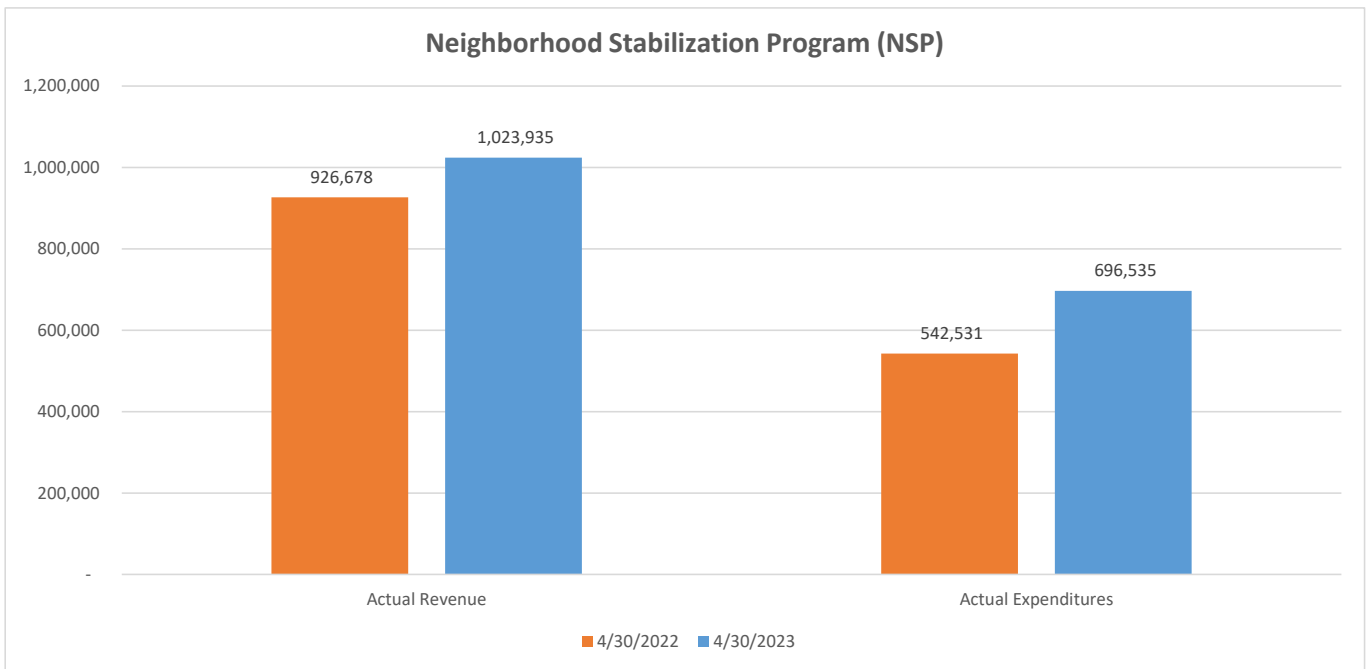
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FOR THE 10 MONTHS ENDED APRIL 30, 2023**

Housing Choice Voucher (Rental Assistance and MTW)	4/30/2023	4/1/2022	Variance Favorable (Unfavorable)	Variance Percentage
Actual HAP Revenue	18,082,309	31,829,519	(13,747,210)	-43.19%
Budgeted HAP Revenue	21,327,170	32,888,559	(11,561,389)	-35.15%
Actual HAP Payments to Landlords	20,244,476	31,866,966	(11,622,491)	-36.47%
Budgeted HAP Payments to Landlords	21,020,763	32,312,434	(11,291,671)	-34.95%
Actual Fee & Other Revenue	2,801,794	2,566,193	235,602	9.18%
Budgeted Fee & Other Revenue	2,227,161	2,835,132	(607,971)	-21.44%
Actual Expenditures	3,334,313	2,695,627	638,686	23.69%
Budgeted Expenditures	2,828,394	1,330,797	1,497,597	112.53%
Actual Surplus (deficit)	(2,694,685)	(166,881)	(2,527,804)	1514.73%



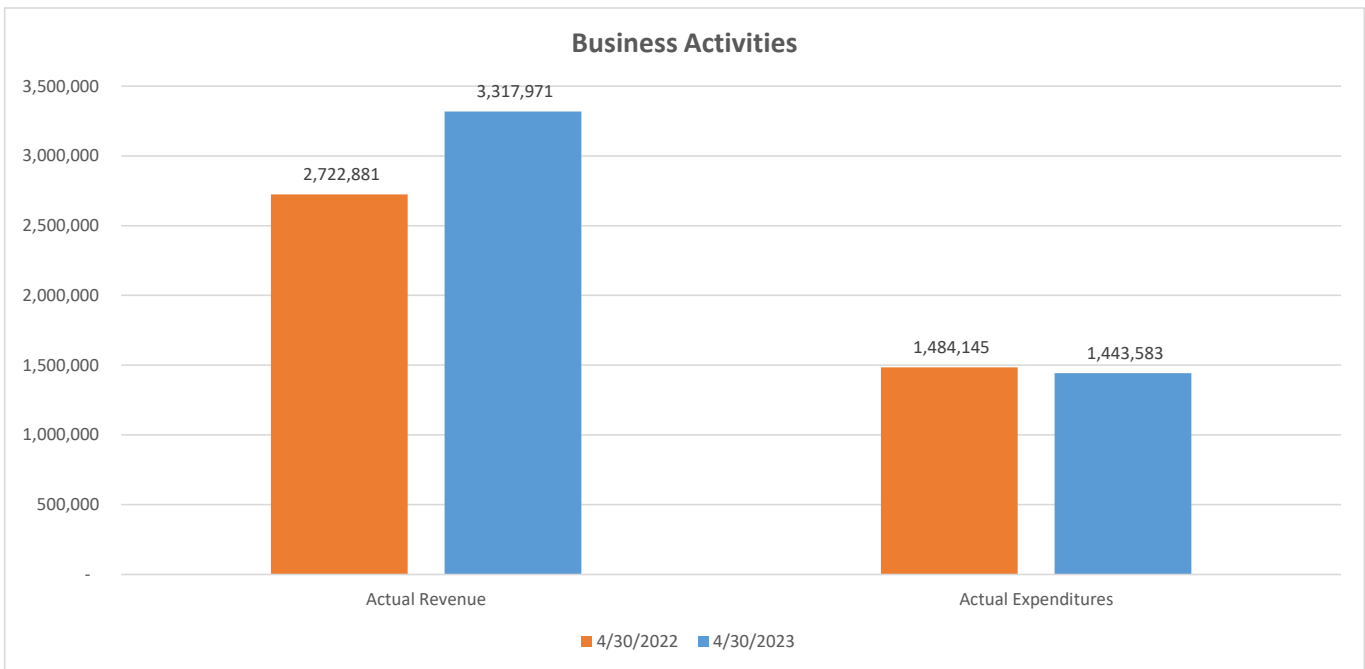
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FOR THE 10 MONTHS ENDED APRIL 30, 2023**

Neighborhood Stabilization Program (NSP)	4/30/2023	4/30/2022	Variance Favorable (Unfavorable)	Variance Percentage
Actual Revenue	1,023,935	926,678	97,257	10.50%
Budgeted Revenue	995,171	934,773	60,398	6.46%
Actual Expenditures	696,535	542,531	154,004	28.39%
Budgeted Expenditures	573,125	576,994	(3,869)	-0.67%
Actual Restricted Surplus (deficit)	327,400	384,147	(56,747)	-14.77%



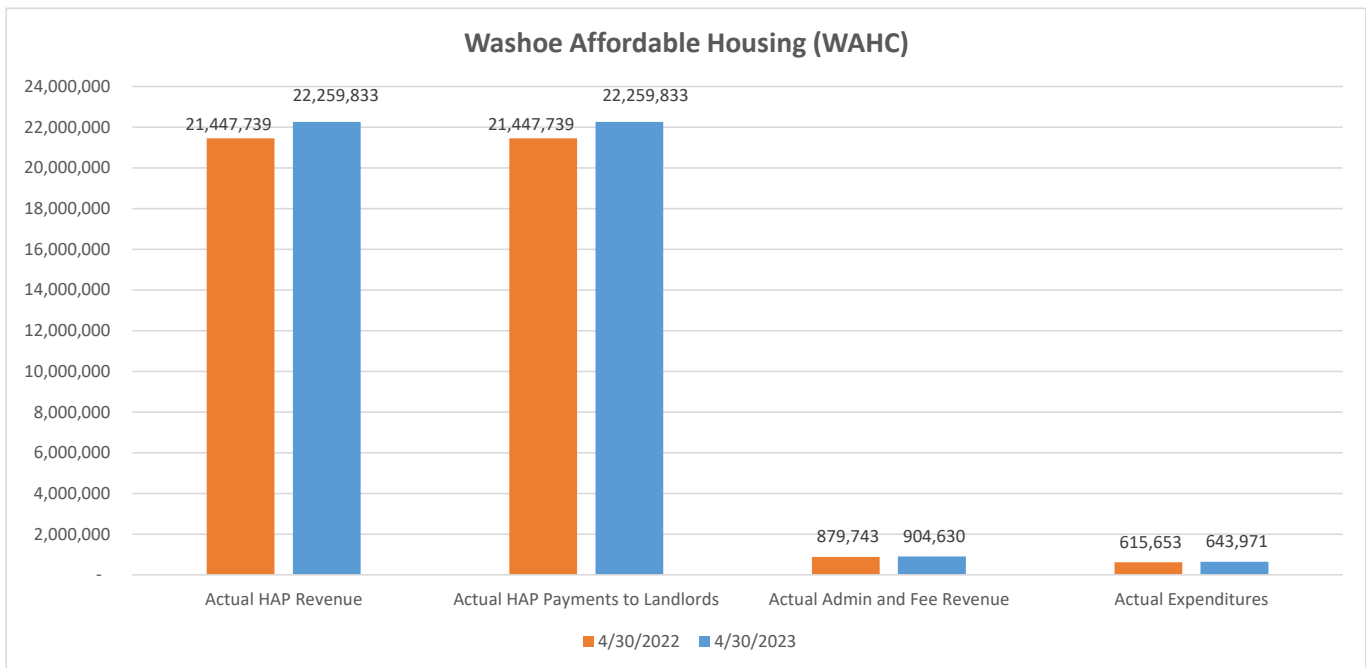
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FOR THE 10 MONTHS ENDED APRIL 30, 2023**

Business Activities	4/30/2023	4/30/2022	Variance Favorable (Unfavorable)	Variance Percentage
Actual Revenue	3,317,971	2,722,881	595,091	21.86%
Budgeted Revenue	3,414,565	2,686,360	728,205	27.11%
Actual Expenditures	1,443,583	1,484,145	(40,562)	-2.73%
Budgeted Expenditures	1,434,245	1,759,216	(324,971)	-18.47%
Actual Unrestricted Surplus (deficit)	1,874,388	1,238,736	635,653	51.31%



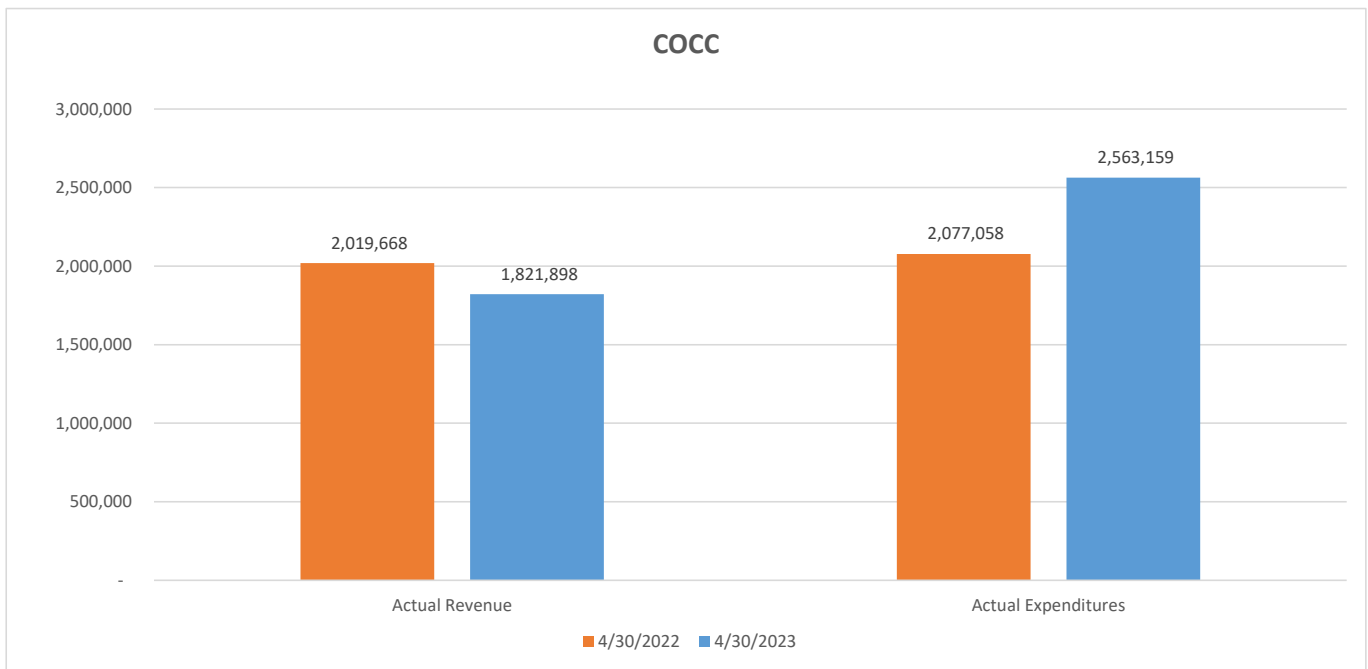
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FOR THE 10 MONTHS ENDED APRIL 30, 2023**

Washoe Affordable Housing (WAHC)	4/30/2023	4/30/2022	Variance Favorable (Unfavorable)	Variance Percentage
Actual HAP Revenue	22,259,833	21,447,739	812,094	3.79%
Budgeted HAP Revenue	21,447,742	22,196,130	(748,388)	-3.37%
Actual HAP Payments to Landlords	22,259,833	21,447,739	812,094	3.79%
Budgeted HAP Payments to Landlords	21,447,742	22,196,130	(748,388)	-3.37%
<i>HAP Surplus (Deficit)</i>	-	-	-	0.00%
Actual Admin and Fee Revenue	904,630	879,743	24,887	2.83%
Budgeted Admin and Fee Revenue	860,846	739,480	121,366	16.41%
Actual Expenditures	643,971	615,653	28,318	4.60%
Budgeted Expenditures	589,632	561,760	27,872	4.96%
<i>Unrestricted Profit (Loss)</i>	<i>260,659</i>	<i>264,090</i>	(3,431)	-1.30%
Actual compared to budget	260,659	264,090	(3,431)	-1.30%



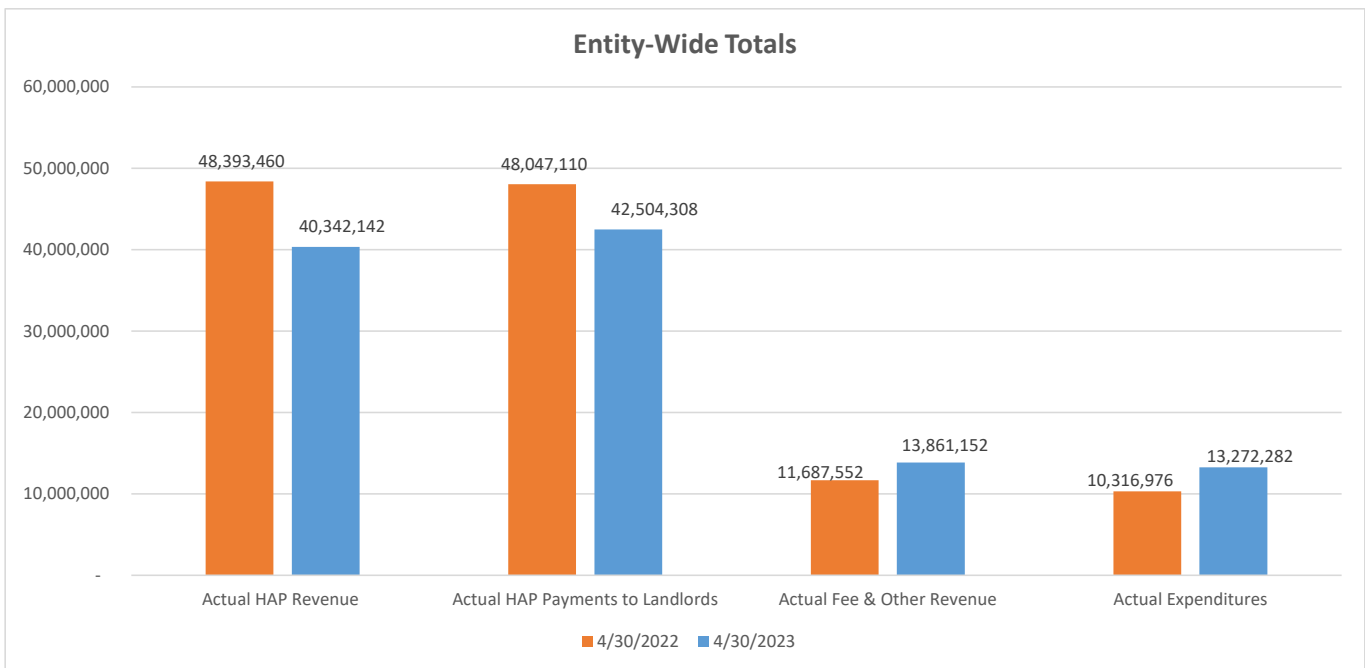
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FOR THE 10 MONTHS ENDED APRIL 30, 2023**

COCC	4/30/2023	4/30/2022	Variance Favorable (Unfavorable)	Variance Percentage
Actual Revenue	1,821,898	2,019,668	(197,770)	-9.79%
Budgeted Revenue	1,985,325	1,618,967	366,358	22.63%
Actual Expenditures	2,563,159	2,077,058	486,101	23.40%
Budgeted Expenditures	3,231,420	1,562,761	1,668,659	106.78%
Actual Unrestricted Surplus (deficit)	(741,261)	(57,390)	(683,871)	1191.62%



**ENTITY-WIDE FINANCIAL REPORT
FOR THE 10 MONTHS ENDED APRIL 30, 2023**

Entity-Wide Totals	4/30/2023	4/30/2022	Variance Favorable (Unfavorable)	Variance Percentage
Actual HAP Revenue	40,342,142	48,393,460	(8,051,319)	-16.64%
Budgeted HAP Revenue	42,774,912	49,576,220	(6,801,308)	-13.72%
Actual HAP Payments to Landlords	42,504,308	48,047,110	(5,542,802)	-11.54%
Budgeted HAP Payments to Landlords	42,468,505	49,057,708	(6,589,203)	-13.43%
<i>HAP Surplus (Deficit)</i>	<i>(2,162,167)</i>	<i>346,350</i>	<i>(2,508,517)</i>	<i>-724.27%</i>
Actual Fee & Other Revenue	13,861,152	11,687,552	2,173,600	18.60%
Budgeted Fee & Other Revenue	13,373,767	11,381,418	1,992,349	17.51%
Actual Expenditures	13,272,282	10,316,976	2,955,306	28.65%
Budgeted Expenditures	13,394,848	10,320,674	3,074,174	29.79%
<i>Unrestricted Profit (Loss)</i>	<i>588,870</i>	<i>1,370,576</i>	<i>(781,706)</i>	<i>-57.03%</i>
Actual Surplus (deficit)	(1,573,297)	1,716,926	(3,290,223)	-191.63%



5. Possible adoption of Resolution 23-05-01 committing up to \$4,565,263.00 in RHA HUD held reserves for MTW Activity #2021-01 and/or business activities funds for the development of 419 10th Street. (For Possible Action)

Commissioner Sullivan motioned to approve Resolution 23-05-01 committing up to \$4,565,263.00 in RHA HUD held reserves for MTW Activity #2021-01 and/or business activities funds for the development of 419 10th Street. Commissioner Taylor 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.

6. Discussion and possible action to approve final FY2024 RHA budget. (For Possible Action)

Commissioner Sullivan motioned to move approval of final FY2024 RHA budget to the June Board meeting. Commissioner Taylor 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 to amend the Bad Debt policy. (For Possible Action)

Commissioner Taylor motioned to amend the Bad Debt policy. Commissioner Sullivan 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.

8. Discussion and possible action to approve amendments to the By-laws of the City of Reno Housing Authority. (For Possible Action)

The Board requested to approve amendments to the By-laws at the June meeting with a redlined and clean version included to review.

9. Discussion and possible action on increasing insurance limits for RHA properties. (For Possible Action)

Commissioner Sullivan motioned to increase the insurance limits for RHA properties to ensure properties are adequately insured, increasing the deductible on the policy to \$10,000 and authorizing the Executive Director to execute the new policy with Synchron; Housing Authorities Risk Retention Pool (HARRP).

10. Discussion and possible direction to staff regarding the status of RHA's scattered site portfolio and potential long-term strategy for these properties. (For Possible Action)

The Board requested to review additional information regarding RHA's scattered site portfolio including leveraging the properties, homeownership, selling on the open market and utilizing the community land trust at the July meeting. Staff will consider having a workshop to provide additional information to the residents as well.

- 11. Discussion and possible action to approve grant agreements with the State of Nevada for State and Local Fiscal Recovery Funds (also known by the State as Home Means Nevada Initiative (HMNI) funds) and corresponding deed restrictions for the following projects: \$1,500,000.00 for the development of Dick Scott Manor and \$775,000.00 for the acquisition of 419 10th Street. (For Possible Action)**

Commissioner Sullivan motioned to approve item 11 as presented. Commissioner Taylor 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.

- 12. Discussion and possible action to extend the UNR Early Head Start Child Care facility lease for 870 Sage Street, Reno, through July 2024 for a total monthly fee of \$675.00 which includes monthly contract rent of \$475.00 and a monthly facility improvement account contribution of \$200.00. (For Possible Action)**

Commissioner Sullivan motioned to extend the UNR Early Head Start Child Care facility lease as presented. Commissioner Taylor 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.

- 13. Discussion of the four-year proposed rent increase implementation schedule and noticing. (Discussion)**

Thoughtful and intelligent conversations took place regarding the proposed rent increase implementation schedule and noticing.

- 14. Discussion and overview of local provider partners along with the types of services they offer to RHA and its residents and clients. (Discussion)**

Director of Resident Services Fisher provided a detailed presentation on RHA and their community partners which included a resource exhibit provided in the Board packet.

- 15. Discussion of Board's intent and direction to staff regarding long-term strategy for RHA's Horizon Hills property, APN 082-22-10. (Discussion)**

An in-depth discussion took place regarding the Board's intent and direction to staff regarding long-term strategy for RHA's Horizon Hills property, APN 082-22-10.

- 16. 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)

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, July 25, 2023; Tuesday, August 22, 2023; and Tuesday, September 26, 2023. (For Possible Action)

17. **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 1:50 pm.