

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

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

MEETING DATE: Tuesday, September 26, 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@renoaha.org. Written submission should be received by the Board on or before, September 25, 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.

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 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 August 22, 2023, and the closed session meeting held August 22, 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 adoption of Resolution 23-09-01 RH approving a revision to the Housing Authority of the City of Reno's Administrative (ADMIN) Plan for Section 8 Housing Choice Voucher and Project Based Voucher Programs to update policies as they relate to Yardi software implementation, new HUD regulations as well as general policy streamlining. (For Possible Action)

- b) Possible adoption of Resolution 23-09-02 RH approving a revision to the Housing Authority of the City of Reno's Admission and Continued Occupancy Plan (ACOP) of Public Housing Units to update policies as they relate to Yardi software implementation, new HUD regulations, Nevada Revised Statute updates as well as general policy streamlining. (For Possible Action)
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. Update on legal inquiries
 - I. Financials
5. Presentation and recap of State of Nevada 83rd Legislative Session and significant housing legislation by Mendy Elliott of Flynn Guidici (For Discussion Only)
6. Presentation on quarterly update on construction projects. (For Discussion Only)
7. Discussion and possible approval of a contract with Clifton Larson Allen, LLP, in the amount of \$83,110.00 for the FY2022 required audit. (For Possible Action)
8. Discussion and possible approval to enter a contract with Plenium Builders, LLC, for pre-construction services for the following:
 - a. Stead Manor rehabilitation project: \$36,000.00
 - b. John McGraw rehabilitation project: \$7,000; and
 - c. Silver Sage Manor rehabilitation project: \$3,000 (For Possible Action)
9. Discussion and possible approval of Agency's amended Home Means Nevada Initiative (HMNI) grant agreement for Dick Scott Manor and acceptance of \$163,330.00 in additional funds. (For Possible Action)
10. Discussion and possible approval of the Material Change Policy that outlines construction and/or overall project changes that require Board of Commissioners review after initial approval. (For Possible Action)
11. Discussion and possible approval to enter a contract for up to \$4,965,918.00 with Pavilion Construction for General Contract Services for the Railyard Flats (419 10th Street) project. If approved, this item may include a budget augmentation in an amount not to exceed \$400,000 above the amount previously approved for this item. (For Possible Action)

12. Discussion and possible direction to staff regarding potential strategies to financially leverage RHA's scattered site portfolio. (For Possible Action)
 13. Discussion of potential RHA Board retreat dates and draft agenda. (For Discussion Only)
 14. 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, October 24, 2023; Tuesday, November 28, 2023; and Tuesday, December 19, 2023. (For Possible Action)
 15. 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.
 16. 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 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 September 21, 2023



*By: Lindsay Dobson
Executive Administrative Assistant*