

**NOTICE OF SPECIAL 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: Friday, December 8, 2023**  
**TIME: 3:00 p.m.**  
**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, December 7, 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.*

**Follow the instructions below to attend this meeting online (you do not need a web cam to attend the meeting online):**

1. Access this meeting by clicking on the link shown below prior to calling in to the meeting:
2. Join from PC, Mac, Linux, iOS or Android: <https://v.ringcentral.com/join/097679626>
3. You will need to install the ring central download
4. Once you are connected to the meeting online, please use your telephone for audio to enable higher sound quality
  - a. Dial the following number

+1 (650) 419-1505

You will be prompted to enter the meeting ID followed by the “#” sign

- i. **Meeting ID: 097-679-626**
    - b. **To properly link video and audio the following is required:**
      - i. **Enter your participant ID when prompted**
        1. This number will be shown on a window on your computer
        2. Enter the number followed by the ‘#’ sign
        3. If you do not enter this number, the audio will not be linked to your video so we will not know you are speaking

**Follow the instructions below to attend the meeting by calling in (audio only):**

- a. Dial the following number

+1 (650) 419-1505

1. You will be prompted to enter the meeting ID followed by the “#” sign
  - a. **Meeting ID: 097-679-626 #**

## 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. Presentation and Overview by Jean Diaz, Executive Director, Saint Joseph Community Land Trust, of Process and Considerations of Using a Community Land Trust for Homeownership Programs. (Discussion Only)
  2. Presentation and Overview by Peter Ross, Principal, Ross Financial, of Municipal Finance Options and Considerations including, but not limited to, Lines of Credit, Bonding Authority and Bonds, and Leveraging Assets. (Discussion Only)
  3. Presentation and Discussion by Brinshore Development of Conceptual Site Plans for the Redevelopment of Hawk View Apartments. (Discussion Only)
  4. Closed Session: The Board may give direction to staff in closed session regarding the position or positions to be taken or the strategy to be employed, and staff may provide the Board with an update, regarding:
    - a) Update on possible leasing and rehabilitation of the Gibson Building located at 477 W. 2<sup>nd</sup> Street, Reno, Nevada, from Jacobs Entertainment. (For discussion only)
    - b) Possible future property swap of the Sarrazin Apartments for a newly constructed 60-unit apartment development by Jacobs Entertainment on a parcel immediately adjacent to the Gibson Building, on the east side of the building on W. 2nd Street, and related matters thereto. (For discussion only)
  5. 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
    - v) Schedule of next meeting. The following dates have been scheduled in advance but are subject to change at any time: Friday, December 15, 2023 (Annual Retreat); Tuesday,

Tuesday, January 23, 2023, and Tuesday, February 27, 2023.  
(For Possible Action)

6. 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.
7. Adjournment. (For Possible Action)

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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 December 5, 2023



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By: Lindsay Dobson  
Executive Administrative Assistant

**RENO HOUSING AUTHORITY****AGENDA ITEM NUMBER: 1****December 8, 2023**

**SUBJECT:** Presentation and Overview by Jean Diaz, Executive Director, Saint Joseph Community Land Trust, of Process and Considerations of Using a Community Land Trust for Homeownership Programs. (Discussion Only)

**FROM:** Executive Director

**RECOMMENDATION:** For Discussion Only

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**Background:**

As part of the Board of Commissioners' prior discussions regarding potential long-term strategies for RHA's scattered site portfolio, it previously asked staff for an overview and information on community land trusts and how they work for homeownership programs. Jean Diaz, Executive Director at Saint Joseph Community Land Trust (SJCLT), will provide a presentation on this topic and highlight items for consideration when pursuing this model. SJCLT is a non-profit organization serving the Lake Tahoe area since 2002. SJCLT is organized as a community land trust with a mission of providing "high quality dignified, permanently affordable homes and supportive programs to Lake Tahoe's low and moderate-income residents of the Tahoe Basin."

**RENO HOUSING AUTHORITY**

**AGENDA ITEM NUMBER: 2**

**December 8, 2023**

SUBJECT: Presentation and Overview by Peter Ross, Principal, Ross Financial, of Municipal Finance Options and Considerations including, but not limited to, Lines of Credit, Bonding Authority and Bonds, and Leveraging Assets. (Discussion Only)

FROM: Executive Director

RECOMMENDATION: For Discussion Only

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**Background:**

The Board of Commissioners previously asked for an overview and information on municipal finance options available to RHA to potentially leverage its scattered site and/or other housing assets. Mr. Ross from Ross Financial, a municipal advisor, will provide a presentation on this topic and highlight items for consideration when pursuing various strategies.

**RENO HOUSING AUTHORITY****AGENDA ITEM NUMBER: 3****December 8, 2023**

**SUBJECT:** Presentation and Discussion by Brinshore Development of Conceptual Site Plans for the Redevelopment of Hawk View Apartments. (Discussion Only)

**FROM:** Executive Director

**RECOMMENDATION:** For Discussion Only

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**Background:**

Over the past few months, Brinshore Development, RHA staff, and the project's design team have worked on a potential site plan for the redevelopment at Hawk View Apartments. The plan has gone through multiple rounds of revisions to find the right balance of unit density, outdoor amenities, parking, building types, and overall feel of the site. The team met with residents in early November and also solicited input.

The current site plan includes walk-up and corridor buildings along with a small section of townhomes. This provides a mix of housing options for tenants and provides for architectural variation across the site while complementing the adjacent properties. The proposed plan allows for approximately 190 units; thereby adding 90 new affordable housing units to the community. The site plan will continue to be refined as the budget is finalized and plan review commences, however, before proceeding further, staff wanted to share the conceptual site plan with the Board and receive its input.

Brinshore Development will provide a presentation and further information on proposed building types, site layout, precedent images, preliminary exterior renderings of the buildings, and estimated costs at the meeting.

**RENO HOUSING AUTHORITY****AGENDA ITEM NUMBER: 4****December 8, 2023**

**SUBJECT:** Closed Session: The Board may give direction to staff in closed session regarding the position or positions to be taken or the strategy to be employed, and staff may provide the Board with an update, regarding:

**FROM:** Executive Director

**RECOMMENDATION:** For Discussion Only

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- a) Update on possible leasing and rehabilitation of the Gibson Building located at 477 W. 2<sup>nd</sup> Street, Reno, Nevada, from Jacobs Entertainment. (For discussion only)
- b) Possible future property swap of the Sarrazin Apartments for a newly constructed 60-unit apartment development by Jacobs Entertainment on a parcel immediately adjacent to the Gibson Building, on the east side of the building on W. 2nd Street, and related matters thereto. (For discussion only)

**RENO HOUSING AUTHORITY**

**AGENDA ITEM NUMBER: 5**

**December 8, 2023**

SUBJECT: 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
- i) Schedule of next meeting. The following dates have been scheduled in advance but are subject to change at any time: Friday, December 15, 2023 (Annual Retreat); Tuesday, Tuesday, January 23, 2023, and Tuesday, February 27, 2023. (For Possible Action)

FROM: Executive Director

RECOMMENDATION: For Possible Action

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The Annual Retreat is currently scheduled for Friday, December 15, 2023, at 9 am at the Elm Estate.