

**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, January 23, 2024
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. Written submission should be received by the Board on or before, January 22, 2024, 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 are limited to three minutes per person.
- Approval of agenda. (For Possible Action)
 1. Approval of the minutes of the regular Board meeting held November 28, 2023, and the closed session meeting held December 8, 2023. (For Possible Action)
 2. Presentation by Cori Fisher, Director of Resident Services, to Tahleena Hardin, Workforce Development graduate. (Discussion)
 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)
 - a) Consider adoption of Resolution 24-01-01 RH authorizing the write-off of tenant accounts receivable for the Section 8 Rental Assistance Programs.

- b) Consider adoption of Resolution 24-01-02 RH authorizing the write-off of landlord accounts receivable for the Section 8 Rental Assistance Programs.
 - c) Consider adoption of Resolution 24-01-03 RH authorizing the write-off of vacated tenant account receivables for the Low-Rent Public Housing Program.
 - d) Consider adoption of Resolution 24-01-04 RH authorizing the write-off of vacated tenant account receivables for the unaided properties.
 - e) Consider adoption of Resolution 24-01-05 RH approving the annual update of the Equal Opportunity Housing Plan for Section 8 Rental Assistance Programs.
 - f) Consider adoption of Resolution 24-01-06 RH ratifying \$150,000.00 in additional MTW funding previously approved on January 4, 2024, for APN 031-012-40, otherwise known as Parcel 4-B as shown on Parcel Map No. 5306 in the Paradise Plaza Shopping Center.
 - g) Consider adoption of Resolution 24-01-07 RH approving an amendment to the FY2024 MTW Annual Plan to establish specific Housing Construction Cost (HCC) and Total Development Cost (TDC) limits for Washoe County and authorizing submission to the US Department of Housing and Urban Development.
 - h) Consider adoption of Resolution 24-01-08 RH authorizing the Executive Director to project-base up to 125 Veterans Affairs Supportive Housing (VASH) Vouchers and up to 50 Housing Choice Vouchers (HCV) at proposed and/or existing rental properties through a Request for Proposals (RFP).
4. Commissioner Reports. (Discussion)
 5. 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
 6. Discussion and possible approval of RHA Rebranding including:
 - Presentation on "Opportunity Knocks Here" by April Conway, PAO
 - Follow up on possible changes to RHA's Mission Statement
 - Follow up on potential change, or doing business as (dba), to the Authority's name.
 (For Possible Action)

7. Discussion of Board Retreat goals and update on leadership retreat and next steps. (Discussion)
8. 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)
9. Discussion and possible action to approve formation of Pathways to Prosperity and Truckee Meadows Affordable Housing, both of which will be non-profit entities of RHA which will apply for 501(c)3 status, through filing articles of incorporation therefor with the Nevada Secretary of State and to approve the Bylaws for both entities of RHA. (For Possible Action)
10. Update on the use of State of Nevada Home Means Nevada Initiative (HMNI) funds, legislative deadlines, and potential availability of additional HMNI funding for Silver Sage Apartments and John McGraw public housing. (Discussion)
11. Discussion and potential approval of changes to RHA's Personnel Policies to provide the Executive Director with further discretion when hiring and negotiating starting salary. (Discussion)
12. 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) A potential letter of intent to Catholic Charities related to the acquisition of the Reno Ave Parcels.
 - 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.
 - c) Possible acquisition of 205 S. Sierra Street, an existing 60-unit apartment complex in Reno, and related matters thereto.
 - d) Update on Post Closing Agreement with Paradise Retail I, LLC, for APN 031-012-40, otherwise known as Parcel 4-B as shown on Parcel Map No. 5306 in the Paradise Plaza Shopping Center.
 - d.) Per NRS 288.220(4), to discuss labor relations with RHA's management representatives, including without limitation, the position or positions to be taken or the strategy to be employed leading to the execution of a new Collective Bargaining Agreement (CBA), the upcoming expiration of the current CBA expiring June 30, 2024, potential items for negotiation in a new CBA and associated fiscal impacts. There will be no approval of the collective bargaining agreement during the course of the closed session.

Reconvene Open Session:

13. Discussion and possible approval of a letter of intent to Catholic Charities for the acquisition of property known as the Reno Ave Parcels. (For Possible Action)
 14. Discussion and possible approval of a letter of intent for a 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 Possible Action)
 15. Discussion and possible directions to staff regarding 205 S. Sierra Street, Reno, and related matters thereto. (For Possible Action)
 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)
 - 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, February 27, 2024; Tuesday, March 26, 2024; and Tuesday, April 23, 2024. (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 are limited to three minutes per person.
 18. 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 January 17, 2024

Lindsay Dobson

*By: Lindsay Dobson
Executive Administrative Assistant*