

**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, February 27, 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](mailto:HLopez@renoha.org). Written submission should be received by the Board on or before, February 26, 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.*

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**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. Presentation of financial audit from Justin Measley, Certified Public Accountant with CliftonLarsonAllen LLP. (Discussion)
  2. Approval of the minutes of the Annual Board Retreat held December 15, 2023, the special meeting held January 4, 2024, and the closed session meeting held January 4, 2024. (For Possible Action)
  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) Possible adoption of Resolution 24-02-01 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 the HUD-VASH program, the use of special housing types, and the Emergency Housing Voucher (EHV) Incentive Program.
  - b) Possible adoption of Resolution 24-02-02 RH, which if approved will allow the Executive Director to submit a Disposition Application through the US Department of Housing and Urban Development ("HUD") Special Application Center to dispose of Public Housing program units located at Silverada Manor.
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 action on the Performance Evaluation of Dr. Hilary Lopez, RHA Executive Director, to consider her job performance, professional competence, character, and any alleged misconduct within the context of her performance. Discussion and possible action may include approval of an evaluation rating as well as any recommendation on the compensation and consideration provided to Dr. Lopez, which may have a fiscal impact, and which will be subject to her acceptance or rejection of the same. (For Possible Action)
  7. Discussion and possible action on revisions to the employment contract between RHA and Dr. Hilary Lopez. (For Possible Action)
  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 approval of an Option Agreement between RHA and Jacobs Entertainment (dba Reno Real Estate Development, LLC (RRED)) for a future property swap of the Sarrazin Apartments for a newly constructed apartment development with no less than 65 units, developed by RRED on APN 011-26-18, which is immediately adjacent to the east side of the Gibson Building on W. 2<sup>nd</sup> Street, and related matters thereto. (For Possible Action)
  10. Discussion and possible approval of the Washoe County HOME Consortium's HOME-ARP Agreement for Railyard Flats for \$1,000,000. (For Possible Action)

11. Discussion and possible approval of a contract extension with Nan McKay and Associates, Inc., through June 30, 2024, for an amount not to exceed \$50,000, to continue providing third-party consulting and finance services to RHA. (For Possible Action)
12. Discussion and possible approval of RHA's amended State of Nevada Home Means Nevada Initiative (HMNI) grant agreement for John McGraw Court and Silver Sage Court and acceptance of \$2,000,000 in additional HMNI funds. (For Possible Action)
13. Discussion and possible action to appoint two RHA Commissioners to the Pathways to Prosperity 501(c)3 Board, two RHA Commissioners to the Truckee Meadows Affordable Housing 501(c)3 Board, and direction to staff regarding the appointment of the remaining one (1) Board member, per each non-profits respective Bylaws, for each of the Pathways to Prosperity and Truckee Meadows Affordable Housing Boards. (For Possible Action)
14. Presentation and update on the below listed development projects:
  - Hawk View Apartments
  - Silverada Manor
  - Stead Manor
  - McGraw Court/Silver Sage Court Design and scope of work update (Discussion)
15. Presentation and discussion on Preliminary Analysis of Exception Payment Standards. (Discussion)
16. Discussion of Board Retreat goals and proposed interim goals. (Discussion)
17. 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 potential letter of intent to Catholic Charities related to the acquisition of the Reno Ave Parcels.

Reconvene Open Session:

18. 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)
19. 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, March 26, 2024; and Tuesday, April 23, 2024. (For Possible Action)

20. 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.

21. 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 February 22, 2024*



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*By: Lindsay Dobson  
Executive Administrative Assistant*