

**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, March 26, 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, March 25, 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. Presentations:
 - Overview and presentation on Reno Housing Authority's Asset Management Division (Discussion Only)
 - Annual report on outcomes under RHA's FY23-24 Contract with JF Downey Realty Consulting & Advisory Services LLC for Eviction Prevention Services (Discussion Only)
 2. Approval of the minutes of the Annual Board Retreat held December 15, 2023, the special meeting held January 4, 2024, the closed session meeting held January 4, 2024, and the regular Board Meeting held February 27, 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 24-03-02 RH approving the final financial audit report from CliftonLarsonAllen LLP. (For Possible Action)
 - b) Possible approval of a \$6,000.00 donation from Commissioner Aiazzi's contingency funds to RHA to support Spring Break Bike Camp for ten (10) RHA youth and hosted by RHA in partnership with the Reno Bike Project. (For Possible Action)
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. Possible adoption of Resolution 24-03-03 RH approving the content and submission of the Authority's FY 2025 Moving to Work Annual plan and Certifications of Compliance to the U.S. Department of Housing and Urban Development (HUD). (For Possible Action)
7. Possible adoption of Resolution 24-03-04 RH revising the list of staff and Board members with signing authority for RHA. (For Possible Action)
8. Discussion and possible direction to staff to release a Request for Proposals (RFP) for Eviction Prevention Services for July 1, 2024, through June 30, 2025. (For Possible Action)
9. Discussion and possible direction to staff to negotiate and execute a contract extension with JF Downey Realty Consulting & Advisory Services LLC for continued eviction prevention services for May 1, 2024, through June 30, 2024. (For Possible Action)
10. Discussion and possible approval to extend RHA's contract for Legal Services with Allison McKenzie from July 1, 2024, through June 30, 2027, at the same hourly rates and terms as under the current contract. (For Possible Action)

11. Discussion and possible action to execute Agreements with CloudTen Residential, the new organization based on merger with Gaston & Wilkerson, for continued property management at Ala Moana Apartments, Colonial Court Apartments, Sarrazin Arms Apartments, Prater Way, and Idlewild Apartments. (For Possible Action)
12. Discussion and possible amendment to Resolution 23-04-02 RH to identify an RHA Seller's Note in the approximate amount of \$17.7 million as part of the financing for the Silverada Manor rehabilitation and preservation project. (For Possible Action)
13. Discussion and possible approval to reclassify the Public Affairs Officer position from Grade 8 to Grade 3 based on a change in the position responsibilities and duties. (For Possible Action)

Closed Session:

14. 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:
 - 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:

15. Discussion and possible approval of a Subcommittee of the Board to liaison with staff on labor negotiations and matters related thereto. (For Possible Action)
16. Discussion on the status, funding, and related matters for proposed RHA housing development projects including, but not limited to:
 - Dick Scott Manor
 - Hawk View Apartments
 - Silverada Manor
 - John McGraw/Silver Sage Court
 - Stead Manor
 - Essex Manor
 - Railyard Flats (previously 419 10th Street)
 - Carville Court
 - Paradise Plaza(Discussion)

17. Additional Items:

- a) Possible change in day/time of Board meetings (Discussion)
- b) General matters of concern to Board Members regarding matters not appearing on the agenda. (Discussion)
- c) Reports on conferences and trainings. (Discussion)
- d) Old and New Business. (Discussion)
- e) Request for Future Agenda Topics (Discussion)
- f) Schedule of next meeting. The following dates have been scheduled in advance but are subject to change at any time: Tuesday, April 23, 2024; and Tuesday, May 28, 2024. (For Possible Action)

18. 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.

19. Adjournment.

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 JD Klippenstein, 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: Hilary Lopez, Ph.D., Executive Director, 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 March 21, 2024

Colleen Montgomery-Beltran

*By: Colleen Montgomery-Beltran
Interim Executive Administrative Assistant*