



**Silverada Manor  
Housing Authority of the City of Reno (RHA)  
Resident Meetings  
November 8, 2023**

**Responses to Questions Raised at the Resident Meeting on November 8, 2023**

**Q: Can I get a voucher and move to another city/state?**

A: As this is temporary relocation, the team is not anticipating using Housing Choice Vouchers for relocation. However, residents are encouraged to speak with HTH staff about their individual relocation plan and needs. Housing Choice Vouchers can be used in another area covered by a housing authority through the process of porting.

**Q: Describe the property ownership structure.**

rehabilitation projects. RHA will be utilizing LIHTC to fund the rehabilitation project, the LIHTC investor will be a partial owner for the 15 years following project completion. RHA, the developer, and the investor will have partial ownership during construction. All ownership structures will ensure the property maintains affordability.

**Q: How long will the project take?**

A: Construction will begin in Summer 2024, construction will be in phases and will be completed in Summer 2026.

**Q: What if we like temporary housing better, can we stay?**

A: This will be on a case-by-case basis and will need to be discussed with HTH. As this temporary relocation, the team is not anticipating permanent moves as part of the relocation process. Additionally, the development team is planning to phase construction to limit the number of households temporarily relocated offsite.

**Q: Will residents be able to see the unit they are moving to?**

A: Each resident will meet with HTH staff to ensure their housing needs are met during the relocation process. HTH staff will make every effort to meet the residents wants and needs. HTH cannot guarantee residents will be able to see the units prior to moving.

**Q: Can family members be involved in the process?**

A: Yes, HTH staff will need written permission from the resident to discuss their relocation plan.

If you are a person with a disability who requires a special accommodation in order to have equal access to any RHA program, please contact our office. If you are a person with limited English proficiency, contact our office to receive assistance in your preferred language.



*Por favor contacte la Autoridad de Viviendas de Reno si usted necesita este documento traducido o si usted tiene alguna pregunta. Si usted es una persona discapacitada que necesita una acomodación especial, para poder tener igual acceso a los Programas de RHA, por favor contacte a nuestra oficina. Si usted es una persona con limitado lenguaje en Inglés, por favor contacte nuestra oficina, para recibir asistencia en su language de preferencia.*



Executive Director  
Hilary Lopez, Ph.D.

**Reno Housing Authority, 1525 East 9th Street, Reno, NV 89512**

775.786.1712 Fax 385.770.7166 TDD

**775.329.3630 RenoHA.org**

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**Q: Can you move back to your original unit?**

A: The team can't guarantee residents will be able to return to their original unit, HTH will work to minimize impact on residents and the number of moves they make.

**Q: Will there be assistance with change of address process?**

A: HTH staff will assist with the change of address process.

**Q: Will this affect the rent?**

A: The portion of a resident's income paid towards rent will not change.

**Q: Are you staying on the property unless you are in phase 1 even during construction?**

A: The plan is to temporarily relocate residents who are moved during phase 1 into currently vacant unit onsite. If needed some residents moved during phase 1 may be temporarily relocated offsite. The majority of residents moved in following phases from their current unit into a permanent renovated unit. The goal is for the majority of households to move once into a renovated unit, but their may be cases when a household has to temporarily relocate prior to their permanent move.

**Q: If you are moved in the last phase, will you have to move twice?**

A: There is a possibility residents will need to move twice based on project needs, but the majority of households will move once into a renovated unit.

**Q: How will phasing work?**

A: The development team is working to determine the plan for construction phases.

**Q: If you are moved offsite, will you have multiple options?**

A: No, given this is temporary relocation those moved offsite residents will likely be given one option. HTH will work with each resident to ensure the unit will meet their needs.

**Q: Will you have to live out of a suitcase?**

A: HTH will work with each resident to develop a relocation plan, each resident will have moving assistance including help to pack and unpack.

**Q: When will renovations on the community room happen?**

A: During the renovation on the property, the construction timeline will be determined by the contractor and the development team.

**Q: Will the property's appearance change?**

A: The footprint will of the property will stay the same, but the exteriors may change. Most changes will be to the interior of the units. Landscaping will remain as much as possible; the property will maintain its character.

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**Q: Will everything have to be moved from the unit?**

A: Yes, everything will need to be moved. All units will need to be empty while they are renovated.

**Q: Will people help move?**

A: Yes, moving help will be provided. HTH will meet with each resident to develop a personalized relocation plan.

**Q: Will residents have same issue with doors opening into other doors?**

A: All of the units will be totally redesigned.

**Q: Will help be provided to move all items including shelving and storage totes?**

A: Yes, help will be provided to move all items.

**Q: Will residents be provided notice of their moving date prior to receiving 30 day written notice?**

A: HTH will meet with each resident prior to the 30-day written notice being issued.

**Q: Will you have a say in where you will move temporarily**

A: Most residents will move one time into renovated units. Residents that have to be temporarily relocated onsite or offsite will be offered comparable housing that meets the needs of the household, but the household may not have multiple options.

**Q: Will residents need to change their address?**

A: Yes, due to Nevada law after 30 days residents will need to change their address. HTH staff will assist with all moving related address changes.

**Q: Will units be accessible to meet resident needs**

A: HTH will meet with each household to make sure their housing needs are met. The renovated design will be more accessible, and all units will be adaptable.

**Q: How will residents make a reasonable accommodation request?**

A: Residents can make a reasonable accommodation request through RHA's asset management department.

**Q: Will there be carports after the renovation?**

A: The development team will look into incorporating carports into the design plan. Parking will meet accessibility requirements. Reasonable accommodation requests will be honored when residents return.

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