

**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, April 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, April 19, 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. Annual Ethics and Open Meeting Law Training by State of Nevada Ethics Commission (Discussion)
 2. Approval of the minutes of the regular Board Meeting held March 26, 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) Discussion and possible adoption of Resolution 2024-04-01 approving an amendment to the HUD Standard MTW Agreement, amending Attachment A, Calculation of Subsidies, to include provisions for subsidies related to the

Rental Assistance Demonstration (RAD) program and authorizing the Executive Director to execute the Amendment. (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. Discussion and possible approval of revisions to the employment contract between RHA and Dr. Hilary Lopez, inclusive of up to 15 percent (15%) potential salary increase and/or COLA and/or bonus based on positive performance review on February 27, 2024. (For Potential Action)
7. Discussion and possible action to extend the UNR Early Head Start Childcare facility lease for 870 Sage Street, Reno, through December 31, 2025, for a total monthly fee of \$7,080.00 which includes monthly contract rent of \$6,880.00 and a monthly facility improvement account contribution of \$200.00. (For Possible Action)
8. Discussion and possible approval of a grant to the UNR Early Head Start Childcare program for up to \$42,480.00 to support increased programming and early childcare slots for youth ages 0-3 years old at the Sage Street facility. (For Possible Action)
9. Discussion and possible approval of the tax credit equity investor and the construction and permanent financing lender for the Hawk View Apartments public housing repositioning project. Total equity financing is estimated to be up to \$45 million. Debt financing is estimated up to \$55 million for construction and up to \$30 million for permanent financing. (For Possible Action)
10. Discussion and possible approval of a grant agreement with the State of Nevada for Home Means Nevada Initiative (HMNI) funds and corresponding deed restrictions for \$1,500,000.00 for the acquisition of 5 parcels (APNs 011-262-02, 011-262-03, 011-262-04, 011-262-14, and 011-262-15) on Reno Avenue, in Reno, for future development of affordable housing. (For Possible Action)
11. Discussion and possible approval of an amendment to RHA's 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 the rehabilitation project. (For Possible Action)
12. Discussion and presentation of draft FY2024 RHA budget. (Discussion)

Closed Session:

13. 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:
(For Possible Action)
 - 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:

14. 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, May 28, 2024, and Tuesday, June 25, 2024.
(For Possible Action)

15. 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.

16. 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 April 18, 2024

Colleen Montgomery-Beltran

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