

**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, June 25, 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, June 21, 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 May 28, 2024. (For Possible Action)
 2. 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 approval of the below listed donations from Board of Commissioner contingency funds.
 - Commissioner Aiazzi: \$4,000 to RHA Resident Services Department to support resident services programming, with a priority for ensuring full funding for the Spring Bike Camp.

- Commissioner Sullivan: \$5,000 to The First Tee Golf Program; \$2,400 to the Food Bank of Northern Nevada; \$2,600 to RHA for the following youth and senior programs:
 - Youth:
 - \$1,000 for Spring Bike Camp
 - \$400 for pop-up canopies
 - \$500 for school incentive program
 - \$500 for Jr. Ski Program
 - Seniors:
 - \$200 to purchase personal shopping carts for the Golden Grocery food pantry.
 - b) Discussion and possible approval of a two-month extension, through August 31, 2024, of the month-to-month contract with JF Downey Realty Consulting & Advisory Services, LLC, for a total amount not to exceed \$17,520.00.
 - c) Discussion and possible approval of Resolution 24-06-01 RH authorizing the Executive Director to open and administer bank accounts including the construction account, operating account, security deposit account, replacement reserves account, and/or other accounts as required by Silverada, LLC to support the Silverada Manor rehabilitation project.
3. Commissioner Reports. (Discussion)
 4. 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
 5. Discussion and possible approval of Resolution 24-06-02 RH for the revised Administrative Plan for the Homeless Prevention Program to broaden the scope of activities and refine the assistance provided by RHA to eligible households. (For Possible Action)
 6. Discussion and possible approval of a \$1,000,000.00 predevelopment loan from Hudson HT LP to Brinshore Development, LLC, for the Silverada Manor rehabilitation project. (For Possible Action)
 7. Discussion and possible approval of the Option to Ground Lease and Acquire Improvements by Silverada LLC for Silverada Manor. (For Possible Action)

Closed Session:

8. 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:

9. Discussion and possible approval of the Collective Bargaining Agreement covering the period starting July 1, 2024, through June 30, 2026, and including an annual Cost of Living Adjustment (COLA) tied to the CPI-U Western Region and various other changes. (For Possible Action)
10. Discussion and possible action to approve both the April 2024 Cost of Living Adjustment (COLA) as published by the Consumer Price Index (CPI) Western Information Office, West Region, and on the basis thereof, possible adoption of Resolution 24-06-03 RH approving a net 3.7% COLA increase, with a total fiscal impact of approximately \$115,000 for FY2025, for all staff positions at RHA and Washoe Affordable Housing Corporation (WAHC) not covered under the Collective Bargaining Agreement. (For Possible Action)
11. Discussion and update on the relocation of residents at Hawk View Apartments and Silverada Manor. (Discussion Only)
12. Discussion and quarterly update on the RHA development projects including, but not limited to:
 - a. Dick Scott Manor
 - b. Railyard Flats
 - c. Silverada Manor
 - d. Hawk View Apartments
 - e. John McGraw and Silver Sage Apartments
 - f. Stead Manor
 - g. Carville Court
 - h. Paradise Plaza
 - i. Reno Avenue.

(Discussion Only)

13. Update on implementation of previously approved rental increases across RHA's expanded housing portfolio. (Discussion)

14. Discussion and update on Board goals and year one progress. (Discussion)
 15. 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, July 23, 2024, and Tuesday, August 27, 2024
(For Possible Action)
 16. 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.
 17. 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 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 June 20, 2024

Colleen Montgomery-Beltran

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