

**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 25, 2025**  
**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, March 21, 2025, 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.
1. Approval of agenda. (For Possible Action)
  2. Approval of the minutes of the Regular Board Meeting held on February 25, 2025, Closed Session Meeting held on June 25, 2024, Closed Session Meeting held on May 28, 2024, Regular Meeting held on January 23, 2024, and the Closed Session Meeting held on January 23, 2024. (For Possible Action)
  3. Presentation of preliminary design for new apartments associated with Sarrazin Arms land swap by Erik Fong of ONESTUDIODNA.COM. (Discussion)
  4. 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 approval to accept CY25 Family Self-Sufficiency (FSS) Program grant funds provided by the U.S. Department of Housing and Urban Development (HUD) in the amount of \$243,423 to support up to 3 FSS Coordinator positions. (For Possible Action)
- B. Possible adoption of Resolution 25-03-01 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 annual required HUD update of Payment Standards and Utility Allowances, MTW Plan approved changes related to Interim Recertifications and Medical Deductions, and updates related to the implementation of Housing Opportunities Through Modernization Act (HOTMA) regulations. (For Possible Action)
- C. Possible adoption of Resolution 25-03-02 RH approving a revision to the Housing Authority of the City of Reno's Admissions and Continued Occupancy Plan (ACOP) to update the policies as they relate to the annual required HUD update of Flat Rents, MTW Plan approved changes related to Interim Recertifications and Medical Deductions, general updates regarding changes in position titles and updates related to the implementation of Housing Opportunities Through Modernization Act (HOTMA) regulations. (For Possible Action)
- D. Discussion and possible approval of the below listed donation from Board of Commissioner contingency funds.
  - Commissioner Taylor: \$9,000 to support Eddy House
5. Possible adoption of Resolution 25-03-03 RH approving the FY 24 final financial audit report from CliftonLarsonAllen LLP. (For Possible Action)
6. Discussion and possible approval of a Capital Improvement Plan for RHA's Community Benefit Properties managed by CloudTen. (For Possible Action)
7. Possible adoption of Resolution 25-03-04 RH certifying the Board of Commissioners review of Silverada Manor's 2024 and 2025 operating budgets and confirmation of the property's financial health and replacement reserve deposits. (For Possible Action)
8. Legislative update and potential board direction to the RHA Executive Director. (For Possible Action)
9. Possible adoption of Resolution 25-03-05 RH approving the content and submission of the Authority's FY 2026 Moving to Work Annual plan and Certifications of Compliance to the U.S. Department of Housing and Urban Development (HUD). (For Possible Action)
10. Discussion and possible action to approve or deny of the creation of Carville Court LLC, a sole-purpose, single-member corporation, to serve as the owner entity of the Carville Court property and authorization for the Executive Director to enter into

an operating agreement between the Housing Authority of the City of Reno and Carville Court LLC. If approved, this item may include approval of an initial contribution in the form of a loan of funds that RHA previously committed to this project from RHA to Carville Court, LLC, to be held in escrow for purposes of drawing down the same to fulfill the purpose of the LLC. If approved, this item may have a fiscal impact of up to \$4,650,000 in the form of a loan to bear interest at the applicable federal rate. (For Possible Action)

11. Possible Adoption of Resolution 25-03-06 RH authorizing the Executive Director to open and administer bank accounts including the operating account, security deposit account, replacement reserves account, and/or other accounts as required by Carville Court, LLC to support the Carville Court project. (For Possible Action)
12. Discussion and presentation on the Truckee Meadows Housing Solutions' ("TMHS") GenDen housing project. Discussion and presentation may include without limitation a request from TMHS for an additional \$500,000 from RHA for the project and the basis for the request, the status of the project, including construction, the status of funds previously committed by RHA for the project, compliance with the agreements between RHA and TMHS for the project, and other matters related to the project and the relationship between RHA and TMHS. (For Discussion Only)

**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 RHA's legal position(s), obligations, and options in relation to the following items. No action will be taken in closed session.
  - Discussion and update on legal analysis of Right of First Refusal, potential sales options, potential lobby lease options, and or other options for the property located at Parcel 4-B of Paradise Retail I, LLC, Sparks, Nevada (also known as Paradise Plaza) and estimated budgets associated with various potential scopes of work to renovate the site and address needed pest mitigation. (Discussion Only)
  - Discussion on any potential legal issues related to the Truckee Meadows Housing Solutions' ("TMHS") GenDen housing project. Discussion may include without limitation a request from TMHS for an additional \$500,000 from RHA for the project; RHA's continued participation in the project, and/or the need for more information on the project to inform future Board action in relation to the project, the funds committed thereto, and the real property leased for the project.

**Reconvene Open Session:**

14. Discussion and possible direction to staff on next steps regarding initiating the Right of First Refusal, potential sales options, potential lobby lease options, and/ or other options for the property located at Parcel 4-B of Paradise Retail I, LLC, Sparks, Nevada (also known as Paradise Plaza) and/or estimated budgets

associated with various potential scopes of work to renovate the site and address needed pest mitigation. (For Possible Action)

15. Discussion and possible action to provide direction to the Executive Director on the Truckee Meadows Housing Solutions' ("TMHS") GenDen housing project. Possible action may include without limitation approval, approval with conditions, continuance or denial, of a request from TMHS for an addition \$500,000 from RHA for the project; direction to the Executive Director in relation to RHA's continued participation in the project, and/or direction to the Executive Director to pursue more information on the project to inform future Board action. Depending on board action, this item has a possible fiscal impact of up to \$500,000. (For Possible Action)
16. Commissioner Reports. (Discussion)
17. 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  
(Discussion)
18. Discussion and quarterly update on the RHA development projects including, but not limited to:
  1. Silverada Manor
  2. Hawk View Apartments
  3. John McGraw & Silver Sage Apartments
  4. Stead Manor
  5. Carville Court
  6. Reno Avenue
  7. I Street  
(Discussion only)
19. Additional Items:
  - a) General matters of concern to Board Members regarding matters not appearing on the agenda. (Discussion)
  - b) Reports on conferences and training. (Discussion)
  - c) Old and New Business. (Discussion)
  - d) Request for Future Agenda Topics (Discussion)
  - e) Schedule of next meeting. The following dates have been scheduled in advance but are subject to change at any time: Tuesday, April 22, 2025, and Tuesday, May 27, 2025. (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 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](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: 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 20, 2025*

*Colleen Montgomery-Beltran*

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*By: Colleen Montgomery-Beltran  
Executive Administrative Assistant*

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