

**SPECIAL LEGISLATIVE UPDATE MEETING
OF THE
HOUSING AUTHORITY OF THE CITY OF RENO
BOARD OF COMMISSIONERS**

Tuesday, April 8, 2025

RENO HOUSING AUTHORITY

AGENDA ITEM NUMBER: 1

April 8, 2025

SUBJECT: Approval of the Agenda. (For Possible Action)

FROM: Executive Director

RECOMMENDATION: For Possible Action

The Agenda can be found on the following page.

**NOTICE OF SPECIAL 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 8, 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. Written submission should be received by the Board on or before, April 4, 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.

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. Flynn Guidici will provide an update on the State of Nevada 83rd legislative session, bills of interest and related items. The Board may provide direction to RHA's Executive Director in relation to supporting, opposing, or otherwise monitoring bills of interest to RHA. (For Possible Action)
 3. 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.
 4. 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 3, 2025

Colleen Montgomery-Beltran

*By: Colleen Montgomery-Beltran
Executive Administrative Assistant*

RENO HOUSING AUTHORITY

AGENDA ITEM NUMBER: 2

April 8, 2025

SUBJECT: Flynn Guidici will provide an update on the State of Nevada 83rd legislative session, bills of interest and related items. The Board may provide direction to RHA's Executive Director in relation to supporting, opposing, or otherwise monitoring bills of interest to RHA. (For Possible Action)

FROM: Executive Director

RECOMMENDATION: For Possible Action

Presentation materials can be found on the following pages.

RENO HOUSING AUTHORITY

Board Legislative Update
April 8, 2025



Important Dates

- April 11 – Committee Passage First House
- April 22 – First House Passage
- May 1 – Economic Forum Report Due
- May 5 – Affordable Housing Day at the Legislature (New Date)
- May 16 – Committee Passage Second House
- May 23 – Second House Passage
- June 2 – Sine die



Bill Highlights

PHA ENABLING LEGISLATION

AB103 Revises provisions relating to housing authorities.

- An act relating to housing authorities; revising the compensation of commissioners; and providing other matters properly relating thereto.
 - *Assembly Committee on Government Affairs Hearing, April 2 – No action taken, RHA no action taken*
 - *Prior RHA Action – Submitted proposed clean-up amendments to Chapter 315 in concert with SNRHA and NRH.*



Bill Highlights

DEVELOPMENT RELATED

AB540 Revises provisions relating to governmental administration.

- An act relating to governmental administration; creating the Nevada Attainable Housing Account and setting forth the allowable uses of money in the Account.
 - *RHA Action – Hearing in Assembly Government Affairs on April 2nd. Testified in support.*

AB458 Revises provisions governing energy.

- An act relating to energy; authorizing the users of a solar-powered affordable housing system to participate in net metering; exempting the owner or operator of a solar-powered affordable housing system from certain provisions of law; establishing requirements for a tariff or contract relating to a solar-powered affordable housing system; revising provisions governing the administration of net metering; revising provisions relating to an expanded solar access program which certain electric utilities are required to offer; and providing other matters properly relating thereto.
 - *RHA Action – Hearing held in Assembly Growth and Infrastructure on April 1st. Testified in support.*

Bill Highlights

DEVELOPMENT RELATED - CONTINUED

AB62 Revises provisions relating to transferable tax credits for affordable housing.

- An act relating to taxation; revising the procedure for applying for transferable tax credits for affordable housing; revising provisions governing the transfer of transferable tax credits for affordable housing; revising provisions relating to the amount of transferable tax credits for affordable housing that may be approved; revising provisions relating to the expiration of transferable tax credits for affordable housing; and providing other matters properly relating hereto.
 - *Assembly Committee on Revenue Work Session March 27 – Do Pass*
 - *RHA Action – Submitted a letter of support on February 20, 2025*

SB51 Provides for reimbursement of cities and counties for reductions or subsidies of certain fees for affordable housing projects.

- An act relating to housing; creating the Account for Housing Expansion Through Local Partnerships; authorizing the use of money in the Account to reimburse cities and counties for the cost of reducing or subsidizing certain fees to assist in maintaining or developing a project for affordable housing; making an appropriation to the Account; and providing other matters properly relating thereto.
 - *RHA Action – Submitted a letter of support on March 17, 2025*

Bill Highlights

LANDLORD OR TENANT RELATED

SB283 Makes appropriations to Clark County and the Cities of Reno and Sparks for programs for rental assistance to certain persons.

- An act making appropriations to Clark County and the Cities of Reno and Sparks for programs for rental assistance to certain persons; and providing other matters properly relating thereto.
 - *RHA Action – For Board discussion and possible direction*

AB283 Revises provisions governing certain actions and proceedings relating to real property.

- An act relating to property; revising provisions relating to summary evictions; and providing other matters properly relating thereto.
 - *RHA Action – Signed onto Housing Authorities letter of opposition; the bill as proposed creates extended timelines for evictions negatively impacting tenants, waitlist clients, and RHA. Additionally, PHAs are subject to federal regulations which already provide a regulatory framework that must be followed for evictions.*

Bill Highlights

ZONING OR PLANNING RELATED

AB131 Revises provisions relating to housing.

- An act relating to housing; requiring the governing body of certain counties and cities to adopt an ordinance to authorize the owner of certain historic residential properties to add an accessory dwelling unit to the property; setting forth certain requirements for the ordinance; and providing other matters properly relating thereto.
 - *Assembly Health and Human Services Committee Work Session March 21 – Amend and Do Pass*
 - *RHA Action – Met with Bill sponsor to answer questions.*



Bill Highlights

ADMINISTRATIVE RELATED

AB388 Revises provisions relating to employment.

- An act relating to employment; requiring certain public and private employers to establish certain procedures and forms relating to paid family leave; requiring the Human Resources Commission and Labor Commissioner to establish certain regulations relating to paid family leave; requiring certain public and private employers to provide notice relating to paid family leave; revising provisions relating to paid family leave for certain state employees and employees of private employers; repealing certain provisions relating to leave; providing penalties; and providing other matters properly relating thereto.
 - *RHA Action – For Board discussion*

SB2 Revising provisions related to collective bargaining.

- An act relating to collective bargaining; removing the exemption from compliance with any provision of existing law requiring a meeting to be open or public for certain proceedings concerning collective bargaining between public employers and public employees; and providing other matters properly relating thereto.
 - *RHA Action – For Board discussion*

Questions?



Status Of Legislation - Spreadsheet View - 83rd (2025) Session

Support	Monitor	Oppose
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Name	Description	Sponsor(s)	Status	Past Meetings	Past Action	Future Meetings	Comments	Position
AB37	Revises provisions related to housing. (BDR 25-257)	Committee on Government Affairs	Government Affairs	Assembly Committee on Commerce and Labor 3/26/2025 1:30 PM	Mentioned no jurisdiction		Makes changes to the NHD annual housing report and database	
AB62	Revises provisions relating to transferable tax credits for affordable housing. (BDR 32-437)	Committee on Revenue	Second Reading	Assembly Committee on Revenue 3/27/2025 4:00 PM	Do pass		Increases the overall amount of transferable tax credits and extends the time for NHD to allocate the credits; makes changes to NRS that enable PHAs to access the credits	
AB68	Revises provisions relating to housing. (BDR 10-478)	Committee on Commerce and Labor	Commerce and Labor	Assembly Committee on Commerce and Labor 2/19/2025 1:30 PM	Heard		Requires landlords to offer tenants to report positive rental payments	
AB103	Revises provisions relating to housing authorities. (BDR 25-554)	O'Neill	Government Affairs			Assembly Committee on Government Affairs 4/2/2025 8:30 AM	Revises language in Chap 315 and restructures RHA board composition	
AB121	Revises provisions governing landlords and tenants. (BDR 10-166)	Considine	Commerce and Labor	Assembly Committee on Commerce and Labor 3/26/2025 1:30 PM	Amend, and do pass as amended		Requires landlords to offer tenants at least one form of payment that does not require a fee and to disclose anyone online payment fees and limit those to the fee charged by the online service	
AB131	Revises provisions relating to housing. (BDR 22-694)	Jackson	Government Affairs	Assembly Committee on Government Affairs 3/26/2025 8:00 AM	Heard		Provides for incentives for use of HCV in ADUs	
AB201	Revises provisions relating to the sealing of records for summary evictions. (BDR 3-843)	Roth	Judiciary	Assembly Committee on Judiciary 3/26/2025 9:00 AM	Heard		Expands the circumstances under which an eviction case court file may be automatically sealed	
AB223	Revises provisions relating to the habitability of rental property. (BDR 10-684)	Considine	Commerce and Labor	Assembly Committee on Commerce and Labor 3/26/2025 1:30 PM	Amend, and do pass as amended		Revises provisions regarding landlord responsibilities	

Under Review								
AB38	Revises various provisions relating to housing. (BDR 43-521)	Committee on Commerce and Labor	Commerce and Labor	Assembly Committee on Commerce and Labor 3/24/2025 1:30 PM	Amend, and do pass as amended			
AB51	Revises provisions relating to public records. (BDR 19-430)	Committee on Government Affairs	Government Affairs	Senate Committee on Legislative Operations and Elections 2/6/2025 3:15 PM	Mentioned No Jurisdiction			
AB125	Revises provisions relating to public bodies. (BDR 18-909)	Flanagan	Second Reading	Assembly Committee on Government Affairs 3/31/2025 8:30 AM	Do pass			
AB152	Revises provisions relating to public records. (BDR 19-209)	Gray	Government Affairs	Assembly Committee on Government Affairs 3/18/2025 8:00 AM	Heard			
AB185	Revises provisions relating to child care. (BDR 10-187)	Anderson	Government Affairs	Assembly Committee on Government Affairs 3/31/2025 8:30 AM	Amend, and do pass as amended			
AB192	Makes various changes relating to real property. (BDR 10-971)	Backus	Judiciary	Assembly Committee on Judiciary 2/21/2025 8:00 AM	Heard	Assembly Committee on Judiciary - Work Session Item 4/3/2025 8:00 AM		
AB241	Revises provisions relating to housing. (BDR 22-65)	Jauregui	Commerce and Labor	Assembly Committee on Commerce and Labor 3/26/2025 1:30 PM	Heard			
AB258	Revises provisions relating to brokerage agreements. (BDR 54-741)	Moore, Kasama and La Rue Hatch	General File	Assembly Committee on Ways and Means 3/28/2025 Upon Call of Chair	Without recommendation			
AB263	Revises provisions relating to homelessness. (BDR 20-96)	Mosca	Government Affairs	Assembly Committee on Government Affairs 3/31/2025 8:30 AM	Amend, and do pass as amended			
AB280	Revises provisions relating to housing. (BDR 10-337)	Jauregui	Commerce and Labor	Assembly Committee on Commerce and Labor 3/31/2025 1:30 PM	Amend, and do pass as amended			
AB317	Provides for the establishment of a program by a county or city to provide certain housing facilities to assist persons experiencing homelessness. (BDR 20-863)	Karris	Government Affairs					

AB324	Revises provisions governing housing. (BDR 10-1045)	Orentlicher	Judiciary					
AB341	Revises the Nevada Fair Housing Law. (BDR 10-460)	Committee on Health and Human Services	Commerce and Labor	Assembly Committee on Commerce and Labor 3/12/2025 1:30 PM	Not heard			
AB377	Revises provisions relating to real property. (BDR 32-923)	Assemblymembers Gallant, Gurr, D'Silva, Gray, Cole, DeLong, Hibbetts, Koenig and O'Neill; Senators Buck, Doñate, Ellison and Stone	Revenue	Assembly Committee on Revenue 3/20/2025 4:00 PM	Heard			
AB396	Revises provisions relating to housing. (BDR 22-232)	Backus	Commerce and Labor	Assembly Committee on Commerce and Labor 3/26/2025 1:30 PM	Heard			
AB443	Revises provisions relating to real property. (BDR 20-1052)	Gallant	Commerce and Labor					
AB447	Provides for a partial abatement of the property taxes levied on certain residential rental dwellings. (BDR 32-1079)	Hardy and Nguyen	Revenue					
AB475	Makes appropriations to Clark County and the City of Reno for eviction diversion programs. (BDR S-1094)	Committee on Ways and Means	Ways and Means	Assembly Committee on Ways and Means (Floor Meeting) 3/18/2025 11:33 AM	Discussed as BDR	Assembly Committee on Ways and Means 4/4/2025 Upon Call of Chair		
AB480	Revises provisions relating to discrimination in housing. (BDR 10-1101)	Assemblymembers Yeager, Monroe-Moreno, Jauregui, Considine, Brown-May and Marzola; Senators Cannizzaro, Dondero Loop and Nguyen	Judiciary	Assembly Committee on Judiciary 3/28/2025 8:00 AM	Heard			
AB528	Revises provisions relating to property tax abatements for certain buildings and structures which meet certain energy efficiency standards. (BDR 58-425)	Committee on Growth and Infrastructure	Growth and Infrastructure	Assembly Committee on Growth and Infrastructure (Floor Meeting) 3/24/2025 11:48 AM	Discussed as BDR			

AB218*	Revises provisions governing landlords and tenants. (BDR 10-136)	Assemblymember Considine	Chief Clerk's Desk				
AJR7	Proposes to amend the Nevada Constitution to revise provisions relating to the compensation of certain elected officers. (BDR C-654)	Assemblymembers Watts, Mosca and Hibbetts; Senators Nguyen and Stone	Legislative Operations and Elections	Assembly Committee on Legislative Operations and Elections 3/20/2025 3:30 PM	Amend, and do pass as amended		
AJR10	Urges the Federal Government to release federally managed land in Nevada for housing. (BDR R-1097)	Jauregui	Chief Clerk's Desk				
SB28	Revises provisions relating to municipalities. (BDR 22-411)	Committee on Government Affairs	Government Affairs	Senate Committee on Government Affairs 3/10/2025 3:30 PM	Heard, No Action		
SB54	Requires Medicaid to provide coverage of certain services for persons experiencing homelessness. (BDR 38-412)	Committee on Health and Human Services	Health and Human Services	Senate Committee on Health and Human Services 3/25/2025 3:30 PM	Heard, No Action		
SB78	Revises provisions relating to boards, commissions, councils and similar bodies. (BDR 18-301)	Committee on Revenue and Economic Development	Government Affairs	Assembly Committee on Ways and Means and Senate Committee on Finance, Subcommittees on General Government 3/19/2025 8:00 AM	Mentioned no jurisdiction		
SB99	Authorizes, under certain circumstances, certain governing bodies of a city or county to impose linkage fees on certain developers. (BDR 22-373)	Committee on Government Affairs	Government Affairs	Senate Committee on Government Affairs 2/19/2025 3:30 PM	Heard, No Action		
SB107	Revises provisions relating to housing. (BDR 18-83)	Neal	Government Affairs				
SB108	Revises provisions governing the Account for the Channel Clearance, Maintenance, Restoration, Surveying and Monumenting Program. (BDR 48-88)	Titus	Finance	Senate Committee on Natural Resources 3/20/2025 3:30 PM	Re-refer		
SB114	Revises provisions governing certain landlords. (BDR 10-125)	Pazina, Cruz-Crawford, Daly, Doñate, Flores, Krasner, Nguyen, Ohrenschall, Scheible, Steinbeck, Stone and Taylor	Commerce and Labor	Senate Committee on Commerce and Labor 3/27/2025 8:30 AM	Amend, and do pass as amended		
SB121	Revises provisions governing common-interest communities. (BDR 10-80)	Neal	Judiciary				

SB123	Prohibits local governments from enacting rent control. (BDR 20-723)	Ellison	Government Affairs				
SB151	Revises provisions relating to manufactured home parks. (BDR 10-755)	Taylor	Commerce and Labor				
SB166	Revises provisions relating to housing. (BDR 57-713)	Scheible	Commerce and Labor	Senate Committee on Commerce and Labor 3/27/2025 8:30 AM	Amend, and do pass as amended		
SB179	Revises provisions relating to discrimination. (BDR 18-35)	Ohrenschall, Buck, Stone, Krasner, Cannizzaro, Pazina and Rogich	Government Affairs	Senate Committee on Government Affairs 3/3/2025 3:30 PM	Heard, No Action		
SB193	Establishes a pilot program to reduce interest rates on mortgage loans to certain eligible families. (BDR 25-42)	Doñate, Neal, Scheible, Cannizzaro, Ohrenschall, Cruz-Crawford, Daly, Dondero Loop, Flores, Lange, Nguyen, Pazina and Taylor	Commerce and Labor	Senate Committee on Commerce and Labor 3/5/2025 8:00 AM	Amend, and do pass as amended		
SB201	Prohibits certain restrictions on the display of religious items in common-interest communities. (BDR 10-122)	Senators Pazina, Neal, Flores, Scheible, Krasner, Cannizzaro, Cruz-Crawford, Daly, Doñate, Dondero Loop, Ellison, Lange, Nguyen, Ohrenschall, Rogich, Steinbeck, Stone and Taylor; Assemblymembers Roth, Nguyen and Gallant	Judiciary	Senate Committee on Judiciary 3/20/2025 1:00 PM	Amend, and do pass as amended		
SB202	Revises provisions relating to housebreaking and unlawful occupancy. (BDR 15-729)	Ellison and Steinbeck	Judiciary				
SB222	Revises provisions relating to common-interest communities. (BDR 10-640)	Buck	Judiciary				

SB261	Revises provisions relating to housing. (BDR 3-581)	Senators Doñate, Krasner, Stone, Hansen, Daly and Nguyen; Assemblymember Gallant	Judiciary					
SB289	Revises provisions relating to local governments. (BDR 20-969)	Committee on Government Affairs	Government Affairs					
SB339	Revises provisions relating to common-interest communities. (BDR 10-639)	Buck	Judiciary					
SB370	Revises provisions relating to manufactured housing. (BDR 43-754)	Taylor	Commerce and Labor	Senate Committee on Commerce and Labor 3/28/2025 8:00 AM	Heard, No Action			
SB391	Revises provisions relating to real property. (BDR 10-84)	Neal	Judiciary					
SB401	Revises provisions relating to certain redevelopment plans. (BDR 22-331)	Flores	Government Affairs					
SB430	Revises provisions relating to taxation. (BDR 32-693)	Committee on Revenue and Economic Development	Revenue and Economic Development					
SB436	Revises provisions relating to landlords and tenants. (BDR 10-514)	Committee on Commerce and Labor	Commerce and Labor					
SB78*	Makes various changes relating to property. (BDR 10-623)	Senator Doñate; Assemblymembers González, Peters and Watts	Special Orders of the Day					
SB81*	Revises provisions governing regional planning. (BDR S-536)	Senator Daly	Special Orders of the Day					
SB275*	Revises provisions relating to manufactured home parks. (BDR 10-958)	Senators Daly, Doñate, Dondero Loop, Flores, Harris, Lange, Neal, Ohrenschall, Scheible and Spearman	Special Orders of the Day					
SB335*	Revises provisions regarding real property. (BDR 3-883)	Senator Ohrenschall	Special Orders of the Day					
SB395*	Revises provisions relating to real property. (BDR 10-288)	Senator Neal	Special Orders of the Day					

SB400*	Revises provisions relating to homelessness. (BDR 38-1027)	Senators Neal, Flores and Doñate; Assemblymember D'Silva	Special Orders of the Day					
BDR 133	Revises provisions relating to housing.	Assemblymember Monroe-Moreno	Withdrawn					
BDR 169	Revises provisions relating to real property.	Senator Harris	Submitted					
BDR 10-513	Revises provisions relating to housing.	Joint Interim Standing Committee on Commerce and Labor (NRS 218E.320)	Submitted					
BDR 738	Revises provisions relating to common-interest communities.	Assemblymember DeLong	Submitted					