

RENO HOUSING AUTHORITY

AGENDA ITEM NUMBER: 1

May 27, 2025

SUBJECT: Approval of the Agenda.

FROM: Executive Director

RECOMMENDATION: For Possible Action

The agenda can be found on the following page.

**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, May 27, 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, May 22, 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.

A G E N D A

- 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 Meetings held on April 22, 2025, and the Special Legislative Update Meeting held on May 6, 2025. (For Possible Action)
 3. Legislative updates. Flynn Guidici will provide an update on the State of Nevada 83rd legislative session, bills of interest and related items. The Board may also discuss federal legislation and funding. 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)

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. Discussion and possible adoption of Resolution 25-05-01 RH updating RHA authorized bank signatures. (For Possible Action)
 - B. Discussion and possible adoption of updated purchase authorization limits for RHA staff. (For Possible Action)
 - C. Discussion and possible approval of Sales and Services Schedule. (For Possible Action)
 - D. Discussion and possible approval of the below listed donations from Board of Commissioner contingency funds. (For Possible Action)

- Commissioner Sullivan:

Program	Amount
RHA – Generation Elev8 Afterschool Program	\$2,500.00
RHA – Emergency Assistance Fund for Resident Services	\$2,140.00
RHA – Redirect Athletics	\$3,360.00
RHA – Jump Start Funding for Youth	\$1,000.00
Empowerment Center – General Donation	\$1,000.00

- Commissioner Aiazzi:

Program	Amount
RHA – Generation Elev8 Afterschool Program	\$2,500.00
RHA – Redirect Athletics	\$3,360.00
RHA – Start Smart Graduate Hardship Fund for Education	\$2,665.00

5. Commissioner Reports. (Discussion)
6. 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)

7. Discussion and possible adoption of Resolution 25-05-02 RH approving the FY2026 RHA budget. (For Possible Action)
8. Discussion and possible approval of a cost of living adjustment (COLA), and on the basis thereof, possible adoption of Resolution 25-05-03 RH approving a 3% COLA increase with a -1.625% deduction due to the PERS contribution rate change, resulting in a net 1.375% increase, with a total fiscal impact of \$45,765 for FY2026, for all staff positions not represented under the Collective Bargaining Agreement. (For Possible Action)
9. Discussion and possible approval of Resolution 25-05-04 RH authorizing the Executive Director, or her designee, to take any and all actions, execute any and all documents, instruments, and certificates, make any and all filings and reasonable expenditures and take any and all reasonable steps they may deem to be necessary, desirable or appropriate in order to carry out the Carville Court Redevelopment Project. (For Possible Action)
10. Discussion and possible action to authorize the Executive Director to execute a task order with JKAE in the amount of \$195,000.00 for architectural services for the Essex Manor Community Building Rehabilitation project. (For Possible Action)

Closed Session:

11. 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 Only)
 - Legal update from RHA general counsel regarding actual, potential, or threatened litigation.

Reconvene Open Session

12. 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, June 24, 2025, and Tuesday, July 22, 2025. (For Possible Action)
13. 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.
14. 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 May 21, 2025

Colleen Montgomery-Beltran

*By: Colleen Montgomery-Beltran
Executive Administrative Assistant*

4926-4547-1557, v. 1

RENO HOUSING AUTHORITY

AGENDA ITEM NUMBER: 2

May 27, 2025

SUBJECT: Approval of the minutes of the Regular Board Meetings held on April 22, 2025, and the Special Legislative Update Meeting held on May 6, 2025.

FROM: Executive Director

RECOMMENDATION: For Possible Action

Meeting minutes can be found on the following pages.

**MINUTES OF THE REGULAR MEETING
HOUSING AUTHORITY OF THE CITY OF RENO
BOARD OF COMMISSIONERS
April 22, 2025**

The meeting of the Board of Commissioners of the Housing Authority of the City of Reno (Agency) was called to order by Madame Chair Taylor at 12:00pm on Tuesday, April 22, 2025, in the Agency's Boardroom.

Commissioners Present

Kathleen Taylor, Madame Chair
Dave Aiazzi, Vice Chair (Zoom)
Mark Sullivan, Commissioner
Miguel Martinez, Commissioner

Commissioners Absent

Dejanae Solley, Commissioner

Staff Present

Dr. Hilary Lopez, Ph.D., Executive Director
Heidi McKendree, Deputy Executive Director
JD Klippenstein, Director of Development
Kristin Scott, Director of Asset Management
Jamie Newfelt, Director of Rental Assistance
Jeremy Stocking, Director of Resident Services
Brenda Freestone, WAHC
Jeff Miller, Director of IT
Kim Anhalt, Director of MTW

Staff Present (continued)

Jerri W. Conrad, Government & Public Affairs Manager
Colleen M. Beltran, Executive Administrative Assistant

Ryan Russell, Legal Counsel

Others Present

Daniel Guidici, Flynn Guidici (Zoom)
Elaine Wiseman, City of Reno

There being a quorum present, the order of business was as follows:

- **Call to order and roll call.**
- **Introduction of guests.**

None

- **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 is limited to three minutes per person, under these items.

There were no public comments.

1. Approval of agenda. (For Possible Action)

Commissioner Sullivan moved to approve the agenda with the removal of the Consent Agenda for further discussion. Vice Chair Aiazzi seconded the motion. With no further revisions to the agenda requested, Madame Chair Taylor called for the vote. With 4 ayes and no nays, Madame Chair Taylor declared the motion carried unanimously.

2. Approval of the minutes of the Special Legislative Update Meeting held on April 8, 2025, the Regular and Closed Session Board Meetings held on March 25, 2025, and the Special Legislative Update Meeting held on March 13, 2025. (For Possible Action)

Commissioner Sullivan motioned to approve the minutes with no changes. Vice Chair Aiazzi seconded the motion. Hearing no further comments, Madame Chair Taylor called for the vote. With all ayes, no nays, Madame Chair Taylor declared the motion carried.

3. 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)

Daniel Giudici provided an update on the legislative status of various bills, noting that several have missed the legislative deadlines and will not move this session. The board discussed the importance of monitoring these bills in case they are attached to other legislation later, as well as for the potential for amendments.

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)

- **Discussion and possible approval of RHA rents and rent analysis of its community benefit housing properties managed by CloudTen including Ala Moana, Sarrazin Arms, Colonial Court, Prater Way, and Idlewild Townhomes. (For Possible Action)**

Madame Chair Taylor noted that Commissioner Sullivan had pulled the Consent Agenda for further discussion.

After several questions and clarifications, Commissioner Sullivan motioned to approve the Consent Agenda. Vice Chair Aiazzi seconded the motion. With no further discussion heard, Madame Chair Taylor called for the vote. With all ayes and no nays, Madame Chair Taylor declared the motioned carried.

5. Commissioner Reports. (Discussion)

The commissioners had no reports to present. However, Commissioner Sullivan took this moment to suggest that the commissioners engage in training conferences to be further educated. RHA's Executive Director offered to share the upcoming PHADA conference dates in May and September with the commissioners.

6. Executive Director/Secretary's Report. (Discussion)

RHA Executive Director, Dr. Hilary Lopez, referencing the full report of agency activities in the packet, highlighted items of interest regarding RHA's activities and programs.

7. Discussion and possible action on the Performance Evaluation of Dr. Hilary Lopez, RHA Executive Director, to consider her job performance, professional competence, character, and any alleged misconduct within the context of her performance. Discussion and possible action may include approval of an evaluation rating as well as any recommendation on the compensation, bonus, and consideration provided to Dr. Lopez, which may have a fiscal impact, and which will be subject to her acceptance or rejection of the same. (For Possible Action)

Legal Counsel, Ryan Russell, outlined the process for the executive director's performance evaluation, noting the use of an evaluation matrix.

After discussing the Executive Director's performance, salary increase, bonus, and goals, Madame Chair Taylor motioned to approve the evaluation rating, the suggested 5% increase in compensation and the bonus amount. Vice Chair Aiazzi seconded the motion. With 4 ayes and no nays, Madame Chair Taylor declared the motion carried unanimously.

8. Discussion and possible action to authorize the Executive Director to execute a contract with H+K Architects in the amount of \$500,000.00 for architectural services for the Carville Court Development Project. (For Possible Action)

Nestor Garcia, Senior Project Manager, presented the proposal and recommendation for the architectural services.

After much discussion, Vice Chair Aiazzi moved to authorize the executive director to execute a contract with H+K Architects in the amount of \$500,000, as presented.

Commissioner Sullivan seconded the motion. With no further comment or questions, Madame Chair Taylor called for the vote. With 4 ayes and no nays, Madame Chair declared the motion carried unanimously.

9. Discussion and possible acceptance of a grant from Washoe Affordable Housing Corporation (WAHC) of \$150,000 for renovations at 870 Sage Street. (For Possible Action)

At this point, the Board took a recess from the RHA meeting to move into the WAHC meeting to discuss the agenda item that directly relates to the RHA meeting agenda item 9, as well as the acceptance of replacing Trustee Hillary Schieve with Trustee Miguel Martinez on the WAHC Board of Trustees. Separate minutes for the WAHC meeting will be presented for approval at the next annual WAHC meeting.

Upon reopening the RHA meeting, Commissioner Sullivan moved to approve the acceptance of the \$150,000 grant from WAHC for the Sage Street renovations. Commissioner Martinez seconded the motion. With all ayes and no nays, Madame Chair Taylor declared the motion carried.

10. Discussion and possible approval of the FY2026 RHA budget. (For Possible Action)

RHA's Executive Director, Dr. Hilary Lopez, presented the projected fiscal year 2026 budget, including the need to submit the budget to HUD by June 30, 2025.

After much discussion, the commissioners agreed that they would like this item to be brought back in May for further review. No action was taken at this time.

11. Discussion and possible approval to enter into a contract for up to \$617,353 with Housing To Home for relocation assistance and services and relocation expenses associated with the Stead Manor rehabilitation project. (For Possible Action)

After discussion, Commissioner Sullivan motioned to authorize the executive director to finalize and edit the relocation agreement with Housing To Home. Vice Chair Aiazzi seconded the motion. With all in favor, Madame Chair Taylor declared the motion carried.

12. Additional Items:

- a) General matters of concern to Board Members regarding matters not appearing on the agenda. (Discussion)**
- b) Reports on conferences and trainings. (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, May 27, 2025, and**

**Tuesday, June 24, 2025.
(For Possible Action)**

No action was taken on these items.

13. 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.

None

14. Adjournment.

Madame Chair Taylor declared the meeting adjourned at 2:18pm.

**MINUTES OF THE SPECIAL LEGISLATIVE UPDATE MEETING
HOUSING AUTHORITY OF THE CITY OF RENO
BOARD OF COMMISSIONERS
May 6, 2025**

The meeting of the Board of Commissioners of the Housing Authority of the City of Reno (Agency) was called to order by Madame Chair Taylor at 12:00pm on Thursday, April 8, 2025, in the Agency's Boardroom.

Commissioners Present

Commissioners Absent

Kathleen Taylor, Madame Chair
Dave Aiazzi, Vice Chair
Mark Sullivan, Commissioner
Dejanae Solley, Commissioner
Miguel Martinez, Commissioner

Staff Present

Heidi McKendree, Deputy Executive
Director
Jerri W. Conrad, Government & Public
Affairs Manager

Others Present

Daniel Giudici, Flynn Giudici

Ryan Russell, Legal Counsel

There being no quorum available, the meeting was cancelled.

- 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 is limited to three minutes per person, under these items.

- 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.**

RENO HOUSING AUTHORITY

AGENDA ITEM NUMBER: 3

May 27, 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: Discussion

Background:

The 83rd State of Nevada Legislative Session began on February 3, 2025. Several housing-related bills have been drafted and scheduled for hearings in appropriate committees. Flynn Guidici is assisting RHA with bill tracking and related matters during the session. In addition, RHA staff are participating in legislative update calls with the Nevada Housing Coalition.

Flynn Guidici and RHA staff will provide a legislative update at the meeting. A copy of the presentation highlighting bills of interest and a current bill tracker are attached for reference. The full text of all referenced bills is available online via the State's legislative website. While RHA's Executive Director will try to bring legislative items to the Board for input and action ahead of time, due to the timing of legislative hearings versus the timing of monthly Board meetings, this may not always be possible. Therefore, the Executive Director may provide support or opposition to a bill when it is believed it is in the best interests of the Authority and will then update the Board of Commissioners at the next Board meeting.

Staff Recommendation and Motion:

The Board may motion to support or oppose the specific bills discussed.

RENO HOUSING AUTHORITY

Board Legislative Update
May 27, 2025



Important Dates

- May 1 – State Economic Forum
- May 16 – Committee Passage Second House
- May 23 – Second House Passage
- June 2 – Sine die



State Economic Forum Revenue Forecast

- The May 1 forecast is the final official revenue estimate that is used by the Legislature in balancing General Fund appropriations with projected General Fund revenues for each biennial budget period.
- The Economic Forum revised their prior projections of state revenue down by \$191M which requires further reductions to the state budget.



Bill Highlights

PHA ENABLING LEGISLATION

AB103 Revises provisions relating to housing authorities.

- Revises Nevada law concerning housing authorities by allowing the creation of a regional housing authority in Washoe County. The bill outlines the structure, powers, and governance of the regional authority, including appointing seven commissioners from local governments and housing assistance recipients. It authorizes regional housing authorities to enter public-private partnerships, create for-profit and nonprofit entities, and operate certain housing projects for profit, with certain exemptions from public meeting laws. Also raises the meeting attendance compensation cap from \$80 to \$250 per meeting. The bill repeals obsolete sections and clarifies definitions, aiming to modernize and enhance the operational flexibility of housing authorities while ensuring alignment with federal requirements.
 - *Committee: Senate Government Affairs, May 16 – Do pass*
 - *Committee: Assembly Government Affairs, April 10 – Amend and do pass as amended.*
 - *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. EXEMPT

- Establishes the Nevada Attainable Housing Account, appropriating \$200 million to support the development, preservation, and accessibility of attainable housing projects statewide.
 - Amended after the recent Economic Forum forecast to appropriate \$150 million for eligible housing activities, and to further limit eligible activities, revise provisions as to whom can sit on the Nevada Attainable Housing Council, and remove the exemption for certain attainable housing projects from public works laws and prevailing wage requirements. Overall, AB540 is a sweeping housing reform effort intended to expand the supply of attainable housing while reducing bureaucratic and financial barriers.
- *Committee: Senate Commerce and Labor, May 16 – Amend and do pass as amended*
- *Committee: Senate Government Affairs, May 5 – Mentioned, No Jurisdiction*
- *Committee: Assembly Commerce and Labor, April 2 – Heard. RHA testified in support.*

Bill Highlights

DEVELOPMENT RELATED

AB458 Revises provisions governing energy.

- Modernizes Nevada's energy laws to enable affordable housing developments with solar-powered systems to participate in net metering programs.
 - Amended as AB458_R1 which also enhances consumer protections for tenants and buyers through expanded contract requirements, aligns installation practices with public utility standards, revises the Expanded Solar Access Program to focus exclusively on low-income residential customers, and raises the maximum capacity for community-based solar resources from 1 MW to 5 MW. Overall, the bill aims to support affordable housing tenants with lower energy costs, broader solar access, and stronger consumer rights in renewable energy initiatives.
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- *Committee: Senate Growth and Infrastructure (Work Session), May 16 – Amend and do pass as amended*
 - *Committee: Senate Growth and Infrastructure May 5 – Heard, No Action*
 - *Committee: Assembly Growth and Infrastructure (Work Session) April 10 – Amend and do pass as amended.*
 - *Committee: Assembly Growth and Infrastructure, April 1 – Heard. RHA testified in support.*

Bill Highlights

DEVELOPMENT RELATED – CONTINUED

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

- Revises Nevada’s procedures and rules governing transferable tax credits for affordable housing projects. It reduces the final application submission window from 45 days to 15 days before project closing, allows long-term ground leases as proof of site control, and expands who can receive transferred credits. AB62 also increases the lifetime program cap for these tax credits from \$40 million to \$100 million, provides that excess credits approved over the \$10 million annual cap must first reduce unused credits from prior years, and shifts the start date for the 4-year usage period from the issuance date to the notification date. These changes aim to streamline affordable housing project financing, expand transfer options, and promote faster development of low-income housing across Nevada.
- *Committee: Assembly Revenue (Work Session), March 27 – Do Pass*
- *Committee: Assembly Revenue, February 20 – Heard. RHA submitted letter of support.*



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. EXEMPT

- Appropriates state funds to support rental assistance programs for vulnerable populations in Clark County and the Cities of Reno and Sparks. Specifically, it allocates \$12 million per year for two fiscal years (2025–2026 and 2026–2027) to Clark County, \$3 million per year to the City of Reno, and \$1.5 million per year to the City of Sparks. These funds are intended to assist elderly individuals, persons with disabilities, and families or individuals experiencing unanticipated emergencies. Recipients must submit interim and final reports on expenditures to the Interim Finance Committee, and any unspent funds must revert to the State General Fund if not used by the end of the designated periods. The bill is designed to provide immediate rental support while ensuring fiscal accountability.
 - *RHA Monitoring*



Bill Highlights

LANDLORD OR TENANT RELATED

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

- Revises Nevada's procedures for summary evictions of residential tenants. It repeals and replaces the prior expedited eviction process, shifting the burden of initial court filings from tenants to landlords. Under the new procedures, landlords must file an affidavit of complaint and serve tenants with court-stamped documents after the expiration of required notices, and tenants have 7 judicial days to respond with an answer. If no answer is filed, courts may issue a removal order without a hearing; if an answer is filed, a hearing is required. The bill also includes new protections like automatic sealing of eviction records under certain circumstances and clarifies the handling of disputes over abandoned property. These changes take effect October 1, 2025, and aim to make the eviction process more transparent and equitable.
 - *Committee: Senate Judiciary (Work Session), May 14 – Amend and do pass as amended*
 - *Committee: Senate Judiciary April 30 – Heard, No Action*
 - *Committee: Assembly Judiciary, April 9 – Do pass*
 - *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

LANDLORD OR TENANT RELATED – CONTINUED

SB166 Revises provisions relating to housing.

- Expands tenant and consumer protections in Nevada by prohibiting insurers from discriminating against property owners or renters based on the breed or mix of breeds of a dog harbored on a property. The bill eliminates the prior requirement that discrimination could only be prohibited if based "solely" on breed and extends protections to include insurance policies for multi-family residential dwellings, such as apartments. SB166 also amends the supportive housing grant program by requiring grant recipients to allow tenants to keep at least one pet, subject to applicable laws and regulations. These changes reflect a broader effort to promote housing stability, non-discrimination, and pet-friendly policies in supportive housing projects.
 - *Committee: Assembly Commerce and Labor (Work Session), May 16 – Do pass*
 - *Committee: Assembly Commerce and Labor May 12 – Heard*
 - *RHA Action – Submitted an amendment, in concert with SNRHA and NRH, to clarify language regarding resident's pets in supportive housing.*
 - *Committee: Senate Commerce and Labor (Work Session), March 27 – Amend and do pass as amended*



Bill Highlights

ZONING OR PLANNING RELATED

AB131 Revises provisions relating to housing. EXEMPT

- Creates a property tax exemption for accessory dwelling units (ADUs) that are rented to tenants participating in the federal Housing Choice Voucher Program (Section 8). To qualify, the ADU must be located on the same parcel as a single-family residence that is the owner's primary home, comply with zoning and community regulations, and be rented under a lease of at least 12 months. Property owners must annually provide verification from a public housing authority and submit a copy of the lease to the county assessor. Only one ADU per parcel is eligible, and its value for exemption purposes will be based on replacement cost. The bill is aimed at incentivizing the creation of more affordable rental options by supporting voucher-assisted housing.

- *Committee: Assembly Ways and Means, May 16 – Heard*
- *Committee: Government Affairs (Work Session), April 9 – Amend and do pass as amended.*
- *RHA Action – Met with Bill sponsor to answer questions.*



Bill Highlights

ADMINISTRATIVE RELATED

AB388 Revises provisions relating to employment. EXEMPT

- Expands Nevada's paid family leave requirements for both public and private sector employers. It mandates that state government agencies, private employers, and local governments with 50 or more employees provide up to 12 weeks of paid family leave per year to employees who have worked at least 90 days, covering reasons such as bonding with newborn or adopted children, recovery from serious illnesses, addressing issues related to domestic violence, and responding to military deployment events. The bill increases wage replacement during leave to 100% of regular wages for employees earning up to 110% of the state average weekly wage, and 60% for those earning more, with caps. It also requires employers to establish clear procedures for requesting leave, provide written notice of employee rights, protect against retaliation, with violations subject to civil penalties and potential lawsuits. AB388 repeals and consolidates older provisions related to domestic violence leave into this broader family leave framework, with an effective date of January 1, 2026, for full implementation.

- *RHA Action – Monitoring*
- *Committee: Assembly Commerce and Labor (Work Session), April 11 – Do pass.*



Questions?



Reno Housing Authority - Status Of Legislation - 83rd (2025) Session					Exempt	Failed Deadline	Support	Monitor	Oppose
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	General File	Senate Committee on Government Affairs 5/16/2025 Upon Call of Chair	Do pass		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	Ways and Means	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		
AB103	Revises provisions relating to housing authorities. (BDR 25-554)	O'Neill and Anderson	General File	Senate Committee on Government Affairs 5/16/2025 Upon Call of Chair	Do pass		Revises language in Chap 315 and restructures RHA board composition		
AB121	Revises provisions governing landlords and tenants. (BDR 10-166)	Considine	Commerce and Labor	Senate Committee on Commerce and Labor 5/12/2025 8:00 AM	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	Provides an exemption from property taxation for accessory dwelling units rented or leased to certain tenants. (BDR 32-694)	Jackson	Ways and Means	Assembly Committee on Ways and Means 5/16/2025 8:00 AM	Heard		Provides for incentives for use of HCV in ADUs		

Reno Housing Authority - Status Of Legislation - 83rd (2025) Session					Exempt	Failed Deadline	Support	Monitor	Oppose
Name	Description	Sponsor(s)	Status	Past Meetings		Past Action	Future Meetings	Comments	Position
AB201	Revises provisions relating to the sealing of certain records. (BDR 3-843)	Roth	General File	Senate Committee on Judiciary 5/14/2025 Upon Call of Chair		Do pass		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, Anderson, Karris, Mosca, Roth and Watts	General File	Senate Committee on Commerce and Labor 5/16/2025 8:00 AM		Do pass		Revises provisions regarding landlord responsibilities	
AB283	Revises provisions governing certain actions and proceedings relating to real property. (BDR 3-819)	Carter	Judiciary	Senate Committee on Judiciary 5/14/2025 Upon Call of Chair		Amend, and do pass as amended		Changes requirements regarding eviction filings and timelines	
AB366	Revises provisions relating to housing. (BDR 25-814)	Monroe-Moreno	Ways and Means	Assembly Committee on Commerce and Labor 4/2/2025 5:00 PM		Mentioned no jurisdiction		Creates the Nevada Supportive Housing Development Fund in the State General Account and appropriates funds for the supportive housing grant program	

Reno Housing Authority - Status Of Legislation - 83rd (2025) Session					Exempt	Failed Deadline	Support	Monitor	Oppose
Name	Description	Sponsor(s)	Status	Past Meetings		Past Action	Future Meetings	Comments	Position
AB388	Revises provisions relating to employment. (BDR 23-1027)	Assemblymembers La Rue Hatch, González, Anderson, Roth, Miller, Flanagan, Goulding, Hunt, Jackson, Karris, Moore, Orentlicher and Watts; Senator Flores	Ways and Means	Assembly Committee on Commerce and Labor 4/11/2025 Upon Call of Chair		Do pass		Requires certain public and private employers to provide up to 12 weeks of paid family leave for certain circumstances	
AB458	Revises provisions governing energy. (BDR 58-228)	Watts	General File	Senate Committee on Growth and Infrastructure 5/16/2025 Upon Call of Chair		Amend, and do pass as amended		Allows for net metering at multifamily affordable housing complexes	
AB540	Revises provisions relating to governmental administration. (BDR 25-1036)	Committee on Government Affairs	Commerce and Labor	Assembly Committee on Commerce and Labor 5/16/2025 Upon Call of Chair		Amend, and do pass as amended		Governor Lombardo's omnibus housing bill. Allocates \$200M for affordable/attainable housing programs	

Reno Housing Authority - Status Of Legislation - 83rd (2025) Session					Exempt	Failed Deadline	Support	Monitor	Oppose
Name	Description	Sponsor(s)	Status	Past Meetings		Past Action	Future Meetings	Comments	Position
SB283	Makes appropriations to Clark County and the Cities of Reno and Sparks for programs for rental assistance to certain persons. (BDR S-1109)	Cannizzaro, Scheible, Pazina, Flores, Dondero Loop, Cruz-Crawford, Daly, Doñate, Nguyen, Ohrenschall and Taylor	Finance					Allocates continued funding for emergency rental assistance programs	
Under Review									
AB38	Revises various provisions relating to housing. (BDR 43-521)	Committee on Commerce and Labor	Transmitted to Assembly	Senate Committee on Commerce and Labor 5/14/2025 8:00 AM		Do pass			
AB44	Prohibits manipulating the price of an essential good or service in this State. (BDR 52-503)	Committee on Commerce and Labor	Commerce and Labor	Senate Committee on Commerce and Labor 5/16/2025 8:00 AM		Amend, and do pass as amended			
AB125	Revises provisions relating to public bodies. (BDR 18-909)	Flanagan	General File	Senate Committee on Government Affairs 5/16/2025 Upon Call of Chair		Do pass			
AB185	Revises provisions relating to child care. (BDR 10-187)	Anderson	General File	Senate Committee on Health and Human Services 5/16/2025 Upon Call of Chair		Amend, and do pass as amended			

Reno Housing Authority - Status Of Legislation - 83rd (2025) Session					Exempt	Failed Deadline	Support	Monitor	Oppose
Name	Description	Sponsor(s)	Status	Past Meetings		Past Action	Future Meetings	Comments	Position
AB192	Makes various changes relating to real property. (BDR 10-971)	Backus	General File	Senate Committee on Judiciary 5/16/2025 Upon Call of Chair		Do pass			
AB241	Revises provisions relating to housing. (BDR 22-65)	Jauregui	General File	Senate Committee on Commerce and Labor 5/16/2025 8:00 AM		Amend, and do pass as amended			
AB258	Revises provisions relating to brokerage agreements. (BDR 54-741)	Moore, Kasama and La Rue Hatch	Transmitted to Assembly	Senate Committee on Commerce and Labor 5/12/2025 8:00 AM		Do pass			
AB263	Revises provisions relating to homelessness. (BDR 20-96)	Mosca, Carter, Considine, D'Silva, Edgeworth, Flanagan, Hunt, Jackson, Kasama and Nguyen	Government Affairs	Senate Committee on Government Affairs 5/14/2025 Upon Adjournment		Amend, and do pass as amended			
AB280	Revises provisions relating to housing. (BDR 10-337)	Jauregui	General File	Senate Committee on Commerce and Labor 5/12/2025 8:00 AM		Do pass			

Reno Housing Authority - Status Of Legislation - 83rd (2025) Session					Exempt	Failed Deadline	Support	Monitor	Oppose
Name	Description	Sponsor(s)	Status	Past Meetings		Past Action	Future Meetings	Comments	Position
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 4/8/2025 3:30 PM		Amend, and do pass as amended			
AB396	Revises provisions relating to housing. (BDR 22-232)	Backus	General File	Senate Committee on Government Affairs 5/16/2025 Upon Call of Chair		Amend, and do pass as amended			
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 4/4/2025 Upon Call of Chair		Heard			

Reno Housing Authority - Status Of Legislation - 83rd (2025) Session						Exempt	Failed Deadline	Support	Monitor	Oppose
Name	Description	Sponsor(s)	Status	Past Meetings	Past Action	Future Meetings	Comments	Position		
AB480	Revises provisions relating to discrimination in housing. (BDR 10-1101)	Assemblymembers Yeager, Monroe-Moreno, Jauregui, Considine, Brown-May, Dalia, González, La Rue Hatch, Marzola, Miller, Moore, Nadeem, Orentlicher and Roth; Senators Cannizzaro, Dondero Loop and Nguyen	General File	Senate Committee on Judiciary 5/14/2025 Upon Call of Chair	Do pass					
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	Ways and Means	Assembly Committee on Growth and Infrastructure 4/11/2025 Upon Call of Chair	Do pass					
AB218*	Revises provisions governing landlords and tenants. (BDR 10-136)	Assemblymember Considine	Chief Clerk's Desk							

Reno Housing Authority - Status Of Legislation - 83rd (2025) Session					Exempt	Failed Deadline	Support	Monitor	Oppose
Name	Description	Sponsor(s)	Status	Past Meetings	Past Action	Future Meetings	Comments	Position	
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	Resolution File	Senate Committee on Legislative Operations and Elections 5/16/2025 Upon Call of Chair	Do pass				
AJR10	Urges the Federal Government to release federally managed land in Nevada for housing. (BDR R-1097)	Jauregui	Legislative Operations and Elections	Senate Committee on Legislative Operations and Elections 5/15/2025 2:00 PM	Amend, and do pass as amended				
SB28	Revises provisions relating to municipalities. (BDR 22-411)	Committee on Government Affairs	Enrollment	Assembly Committee on Government Affairs 5/13/2025 8:00 AM	Do pass				
SB54	Requires Medicaid to provide coverage of certain services for persons experiencing homelessness. (BDR 38-412)	Committee on Health and Human Services	Finance	Senate Committee on Health and Human Services 4/11/2025 Upon Call of Chair	Amend, and do pass as amended				
SB78	Revises provisions relating to boards, commissions, councils and similar bodies. (BDR 18-301)	Committee on Revenue and Economic Development	Finance	Joint Meeting of the Senate Committee on Finance and Assembly Committee on Ways and Means 5/5/2025 8:00 AM	Mentioned Not Agendized				
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	General File	Assembly Committee on Government Affairs 5/13/2025 8:00 AM	Do pass				

Reno Housing Authority - Status Of Legislation - 83rd (2025) Session					Exempt	Failed Deadline	Support	Monitor	Oppose
Name	Description	Sponsor(s)	Status	Past Meetings		Past Action	Future Meetings	Comments	Position
SB108	Revises provisions governing the Account for the Channel Clearance, Maintenance, Restoration, Surveying and Monumenting Program. (BDR 48-88)	Titus	General File	Senate Committee on Finance 5/19/2025 8:00 AM		Do pass			
SB114	Revises provisions governing certain landlords. (BDR 10-125)	Pazina, Cruz-Crawford, Daly, Doñate, Flores, Krasner, Nguyen, Ohrenschall, Scheible, Steinbeck, Stone and Taylor	General File	Assembly Committee on Commerce and Labor 5/7/2025 1:30 PM		Amend, and do pass as amended			
SB121	Revises provisions governing common-interest communities. (BDR 10-80)	Neal	General File	Assembly Committee on Judiciary 5/8/2025 8:00 AM		Amend, and do pass as amended			
SB160	Revises provisions relating to the Nevada Equal Rights Commission. (BDR 18-82)	Neal	Finance	Senate Committee on Government Affairs 4/11/2025 Upon Call of Chair		Amend, and do pass as amended			
SB166	Revises provisions relating to housing. (BDR 57-713)	Scheible	Second Reading	Assembly Committee on Commerce and Labor 5/16/2025 Upon Call of Chair		Do pass			

Reno Housing Authority - Status Of Legislation - 83rd (2025) Session					Exempt	Failed Deadline	Support	Monitor	Oppose
Name	Description	Sponsor(s)	Status	Past Meetings	Past Action	Future Meetings	Comments	Position	
SB179	Revises provisions relating to discrimination. (BDR 18-35)	Ohrenschall, Buck, Stone, Krasner, Cannizzaro, Daly, Ellison, Flores, Neal, Pazina and Rogich	Second Reading	Assembly Committee on Government Affairs 5/16/2025 8:00 AM	Amend, and do pass as amended				
SB193	Establishes a pilot program to reduce interest rates on mortgage loans to certain eligible borrowers. (BDR 25-42)	Doñate, Neal, Scheible, Cannizzaro, Ohrenschall, Cruz-Crawford, Daly, Dondero Loop, Flores, Lange, Nguyen, Pazina and Taylor	Finance	Senate Committee on Finance 5/16/2025 8:00 AM	Heard, No Action				
SB198	Revises requirements relating to payment of wages and compensation to certain employees. (BDR 53-557)	Daly	Second Reading	Assembly Committee on Commerce and Labor 5/16/2025 Upon Call of Chair	Do pass				

Reno Housing Authority - Status Of Legislation - 83rd (2025) Session					Exempt	Failed Deadline	Support	Monitor	Oppose
Name	Description	Sponsor(s)	Status	Past Meetings		Past Action	Future Meetings	Comments	Position
SB201	Prohibits certain restrictions on the display of religious items under certain circumstances. (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	Assembly Committee on Judiciary 5/16/2025 8:00 AM		Amend, and do pass as amended			
SB202	Revises provisions relating to real property. (BDR 15-729)	Ellison, Stone and Steinbeck	Failed_Deadline:5/16/2025_Rule No:14.3.3	Assembly Committee on Judiciary 5/2/2025 8:30 AM		Heard			

Reno Housing Authority - Status Of Legislation - 83rd (2025) Session					Exempt	Failed Deadline	Support	Monitor	Oppose
Name	Description	Sponsor(s)	Status	Past Meetings		Past Action	Future Meetings	Comments	Position
SB319	Requires the Washoe County Board of County Commissioners, Reno City Council and Sparks City Council to establish a board to study the creation of a county fire protection district within certain territory. (BDR S-1018)	Daly and Taylor	General File	Assembly Committee on Government Affairs 5/13/2025 8:00 AM		Amend, and do pass as amended			
SB370	Revises provisions relating to manufactured housing. (BDR 43-754)	Taylor	Second Reading	Assembly Committee on Commerce and Labor 5/16/2025 Upon Call of Chair		Do pass			
SB391	Revises provisions relating to real property. (BDR 10-84)	Neal	Finance	Senate Committee on Judiciary 4/9/2025 1:00 PM		Amend, and do pass as amended			
SB410	Revises provisions relating to public employees. (BDR 23-562)	Committee on Health and Human Services	General File	Assembly Committee on Government Affairs 5/16/2025 8:00 AM		Do pass			
SB418	Revises provisions relating to the collection of delinquent contributions by the Public Employees' Retirement System. (BDR 23-601)	Committee on Finance	Ways and Means	Assembly Committee on Government Affairs 5/13/2025 8:00 AM		Do pass			
SB78*	Makes various changes relating to property. (BDR 10-623)	Senator Doñate; Assemblymembers González, Peters and Watts	Special Orders of the Day						

Reno Housing Authority - Status Of Legislation - 83rd (2025) Session					Exempt	Failed Deadline	Support	Monitor	Oppose
Name	Description	Sponsor(s)	Status	Past Meetings		Past Action	Future Meetings	Comments	Position
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						

Reno Housing Authority - Status Of Legislation - 83rd (2025) Session					Exempt	Failed Deadline	Support	Monitor	Oppose
Name	Description	Sponsor(s)	Status	Past Meetings		Past Action	Future Meetings	Comments	Position
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						
Failed Deadline									
AB68	Revises provisions relating to housing. (BDR 10-478)	Committee on Commerce and Labor	Failed_Deadline:4/11/2025_Rule No:14.3.1	Assembly Committee on Commerce and Labor 4/2/2025 5:00 PM		Mentioned not agendized			
AB51	Revises provisions relating to public records. (BDR 19-430)	Committee on Government Affairs	Failed_Deadline:4/11/2025_Rule No:14.3.1	Senate Committee on Legislative Operations and Elections 2/6/2025 3:15 PM		Mentioned No Jurisdiction			
AB152	Revises provisions relating to public records. (BDR 19-209)	Gray	Failed_Deadline:4/11/2025_Rule No:14.3.1	Assembly Committee on Government Affairs 3/18/2025 8:00 AM		Heard			
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	Failed_Deadline:4/11/2025_Rule No:14.3.1						
AB324	Revises provisions governing housing. (BDR 10-1045)	Orentlicher	Failed_Deadline:4/11/2025_Rule No:14.3.1						

Reno Housing Authority - Status Of Legislation - 83rd (2025) Session					Exempt	Failed Deadline	Support	Monitor	Oppose
Name	Description	Sponsor(s)	Status	Past Meetings		Past Action	Future Meetings	Comments	Position
AB341	Revises the Nevada Fair Housing Law. (BDR 10-460)	Committee on Health and Human Services	Failed_Deadline:4/11/2025_Rule No:14.3.1	Assembly Committee on Commerce and Labor 3/12/2025 1:30 PM		Not heard			
AB443	Revises provisions relating to real property. (BDR 20-1052)	Gallant	Failed_Deadline:4/11/2025_Rule No:14.3.1						
AB447	Provides for a partial abatement of the property taxes levied on certain residential rental dwellings. (BDR 32-1079)	Hardy and Nguyen	Failed_Deadline:4/11/2025_Rule No:14.3.1						
SB2	Revises provisions relating to collective bargaining. (BDR 23-417)	Committee on Government Affairs	Failed_Deadline:4/11/2025_Rule No:14.3.1						
SB51	Provides for reimbursement of cities and counties for reductions or subsidies of certain fees for affordable housing projects. (BDR 25-438)	Committee on Government Affairs	Failed_Deadline:4/11/2025_Rule No:14.3.1	Senate Committee on Government Affairs 3/17/2025 3:30 PM		Heard, No Action			
SB107	Revises provisions relating to housing. (BDR 18-83)	Neal	Failed_Deadline:4/11/2025_Rule No:14.3.1						
SB123	Prohibits local governments from enacting rent control. (BDR 20-723)	Ellison	Failed_Deadline:4/11/2025_Rule No:14.3.1						
SB151	Revises provisions relating to manufactured home parks. (BDR 10-755)	Taylor	Failed_Deadline:4/11/2025_Rule No:14.3.1						
SB222	Revises provisions relating to common-interest communities. (BDR 10-640)	Buck	Failed_Deadline:4/11/2025_Rule No:14.3.1						

Reno Housing Authority - Status Of Legislation - 83rd (2025) Session					Exempt	Failed Deadline	Support	Monitor	Oppose
Name	Description	Sponsor(s)	Status	Past Meetings		Past Action	Future Meetings	Comments	Position
SB261	Revises provisions relating to housing. (BDR 3-581)	Senators Doñate, Krasner, Stone, Hansen, Daly and Nguyen; Assemblymember Gallant	Failed_Deadline:4/11/2025_Rule No:14.3.1						
SB289	Revises provisions relating to local governments. (BDR 20-969)	Committee on Government Affairs	Failed_Deadline:4/11/2025_Rule No:14.3.1	Senate Committee on Government Affairs 4/9/2025 3:30 PM		Not Heard			
SB339	Revises provisions relating to common-interest communities. (BDR 10-639)	Buck	Failed_Deadline:4/11/2025_Rule No:14.3.1						
SB401	Revises provisions relating to certain redevelopment plans. (BDR 22-331)	Flores	Failed_Deadline:4/11/2025_Rule No:14.3.1						
SB430	Revises provisions relating to taxation. (BDR 32-693)	Committee on Revenue and Economic Development	Failed_Deadline:4/11/2025_Rule No:14.3.1	Senate Committee on Revenue and Economic Development 4/8/2025 1:00 PM		Not Heard			
SB436	Revises provisions relating to landlords and tenants. (BDR 10-514)	Committee on Commerce and Labor	Failed_Deadline:4/11/2025_Rule No:14.3.1						

RENO HOUSING AUTHORITY

AGENDA ITEM NUMBER: 4

May 27, 2025

SUBJECT: 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.)

- A. Discussion and possible adoption of Resolution 25-05-01 RH updating RHA authorized bank signatures. (For Possible Action)
- B. Discussion and possible adoption of updated purchase authorization limits for RHA staff. (For Possible Action)
- C. Discussion and possible approval of Sales and Services Schedule. (For Possible Action)
- D. Discussion and possible approval of donations from Board of Commissioner contingency funds. (For Possible Action)

FROM: Executive Director

RECOMMENDATION: For Possible Action

A. Discussion and possible adoption of Resolution 25-05-01 RH updating RHA authorized bank signatures.

Background:

With the Director of Finance position now filled, revisions to RHA's staff and Board member check signing authority must be updated with the Bank. The new Director of Finance, Ashwini Prasad, will replace JD Klippenstein, Director of Development, as an approved Category 2 signer. Other signers remain the same.

Check signing authority will be updated as follows:

Category 1:

Hilary Lopez
Heidi McKendree
Kathleen Taylor

Category 2:

Ashwini Prasad
Jamie Newfelt
Dave Aiazzi

Staff Recommendation and Motion:

Staff recommend the Board motion to approve the revision to RHA's check signing authority schedule as presented.

HOUSING AUTHORITY OF THE CITY OF RENO
RESOLUTION **25-05-01 RH**

A RESOLUTION REVISING THE AUTHORITY'S CHECK SIGNATURE
AUTHORIZATION POLICY

WHEREAS, the Board of Commissioners of the Housing Authority of the City of Reno (Authority) wishes to update the policy authorizing signatures on Authority checking accounts, and

WHEREAS, the Board wishes to maintain internal controls on the disbursement of funds as well as allow adequate flexibility for the Authority to efficiently conduct its operation, and

WHEREAS, amending signatories of the Authority is necessary when Board of Commissioner and/or staff positions change, and

WHEREAS, RHA Director of Finance, Ashwini Prasad, hereby replaces Director of Development, JD Klippenstein, as a signatory in Category 2;.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Board of Commissioners of the Housing Authority of the City of Reno as follows:

1. That the Board of Commissioners of the Housing Authority of the City of Reno hereby directs that two signatures will be required to issue any check drawn on Authority accounts, one from each of the following categories and that the persons holding these positions are authorized to sign on behalf of and legally bind the Authority:

Category 1:

Executive Director – Hilary Lopez, Ph.D.
Deputy Executive Director - Heidi McKendree
Chair – Kathleen Taylor

Category 2:

Director of Finance – Ashwini Prasad
Director of Rental Assistance – Jamie Newfelt
Vice Chairman – Dave Aiazzi

2. This Resolution is to be effective upon the date of its adoption.

ADOPTED THIS 27th DAY OF May, 2025.

ATTEST:

CHAIRPERSON

SECRETARY

**B. Discussion and possible adoption of updated purchase authorization limits for RHA staff.
(For Possible Action)**

Background:

The current purchase authorization limits for RHA staff have not been updated recently and no longer reflect appropriate staff positions and, given changes in the market, purchase authorization limits. It is important to note that RHA's Executive Director reviews purchase orders prior to finance releasing funds. Therefore, there are still checks and balances in place with the proposed higher authorization limits. The new proposed limits provide administrative efficiencies and enable staff to complete purchases in a timelier manner.

Below are the current and proposed signing limits and authorities when making purchases on behalf of RHA. It is important to note that RHA's organizational chart no longer includes supervisors or asset managers and per the procurement policy the Executive Director has authorization up to \$100,000. Therefore, even if the limits are not increased, the position titles will need to be amended for the current limits and the Executive Director's authority needs to be increased to up to \$100,000.

Current Positions and Limits

Signing Authority for RHA Purchases		
Position Title	Signing Limit	Authority
Supervisors	Up to \$250	Requisition Only
Asset Managers	Up to \$500	Requisition Only
Directors	Up to \$2,000	Requisition/PO
2 Directors Signatures	\$2,001 - \$10,000	Requisition/PO
Executive Director	Under \$50,000	Requisition /PO/Contract

Proposed Positions and Limits

Proposed Signing Authority for RHA Purchases		
Position Title(s)	Signing Limits	Authority
Scattered Sites Property Manager & Area Lead Maintenance	Up to \$500	Requisition Only
Administrator & Senior Project Manager	Up to \$1,000	Requisition Only
Director	Up to \$5,000	Requisition/PO
2 Director Signatures	\$5,001 - \$20,000	Requisition/PO
Executive Director	Up to \$100,000	Requisition/PO/Contract

Staff Recommendation and Motion:

Staff recommends the Board motion to approve the updated purchase authorization limits as presented.

C. Discussion and possible approval of Sales and Services Schedule. (For Possible Action)

Background:

Staff are proposing to make changes to the Sales and Service Schedule of Maintenance Charges. This schedule is used anytime a resident is charged for tenant caused damages that are beyond normal wear and tear. It is updated on an annual basis for Board review and approval. Upon approval, residents and clients will be notified of the new schedule of rates which will become effective on July 1, 2025.

To determine the new rates, staff completed a review of the current Sales and Service Schedule of Maintenance Charges and priced out the material used in units. Costs were updated to reflect actual prices for materials, vendor contracting, and maintenance labor as of April 2025. The proposed Sales and Service Schedule of Maintenance Charges is attached and shows the current rate per item, proposed new rate per item, and change in rate, if any.

Staff Recommendation and Motion:

Staff recommends the Board motion to approve the Sales and Service Schedule as presented and implement the new schedule effective July 1, 2025.

Sales & Service: Schedule of Fees

Effective: July 01, 2025

CATEGORY	SUBCATEGORY	SUBSUBCATEGORY	SUBSUBSUBCATEGORY	SITE	ITEM DESCRIPTION	VENDOR	2024	2025	% Change
*RATE	Late Fee	Fee	Late Fee on Rent	All	Late Fee for Rent Payments Made After the 6th Calendar Day of the Month	RHA	5% of the total rent change	5% of the total rent charge	0.00
*RATE	Returned Check Fee	Fee	Returned Check Fee	All	Returned Check fee for Any Payment	RHA	\$ 25.00	\$ 25.00	0.00
*RATE	Process Serving Fee	Fee	Process Server Servicing Fee	All	Charge to Serve any Notice Required per NRS Statute by a Third Party Process Server	RHA	\$ 26.00	\$ 26.00	0.00
*RATE	Eviction/Lock Out Fee	Fee	Eviction/Lock Out Fees	All	Eviction/Lockout Fees Charged by the Courts and Sheriff's Office to RHA	RHA	Actual Fee Charged to RHA	Actual Fee Charged to RHA	
*RATE	ACH Payment Fee	Fee	ACH Payment Fee for Amounts < \$1,000.00	All	Charge for any ACH Payment Made	YARDI	\$ -	\$ -	0.00
*RATE	Debit Card Payment Fee	Fee	Debit Card Payment Fee for Amounts < \$1,000.00	All	Charge for any Debit Card Payment That is Less Than \$1,000.00	YARDI	\$ 3.95	\$ 3.95	0.00
*RATE	Debit Card Payment Fee	Fee	Debit Card Payment Fee for Amounts > \$1,000.00, but < \$2,000.00	All	Charge for any Debit Card Payment for Amounts Greater Than \$1,000.00, but Less Than \$2,000.00	YARDI	\$ 4.95	\$ 4.95	0.00
*RATE	Debit Card Payment Fee	Fee	Debit Card Payment Fee for Amounts = to or > \$2,000.00	All	Charge for any Debit Card Payment That is Equal to or Greater Than \$2,000.00	YARDI	\$ 9.95	\$ 9.95	0.00
*RATE	Process Serving Fee	Fee	Process Server Servicing Fee	All	Charge to Serve any Notice Required per NRS Statute by a Third Party Process Server	RHA	\$ 26.00	\$ 26.00	0.00
*RATE	Credit Card Payment Fee	Fee	Credit Card Payment Fee for Amounts < \$1,000.03	All	Charge for any Credit Card Payment	YARDI	2.95% of the	2.95% of the	0.00
*RATE	MAINTENANCE	LABOR	MAINTENANCE I HOURLY RATE	GENERAL	Labor	RHA	\$ 27.40	29.83	8.87
*RATE	MAINTENANCE	LABOR	MAINTENANCE II HOURLY RATE	GENERAL	Labor	RHA	\$ 33.94	36.96	8.90
BUILDING	BATHROOM	EXHAUST FAN	FAN	GENERAL	Exhaust Fan	HDS	\$ 35.61	33.99	-4.55
BUILDING	BATHROOM	TOILET	SUPPLY LINE, 12"	GENERAL	Stainless Steel 12" Toilet Supply Connector	HDS	\$ 6.89	6.59	-4.35
BUILDING	BATHROOM	TOILET	SUPPLY LINE, 20"	GENERAL	20" Toilet Supply Line 3/8 x 7/8 Ballcock	HDS	\$ 7.79	8.99	15.40
BUILDING	BATHROOM	TOILET	TOILET - ELONGATED	GENERAL	1.28 Gpf All-in-one Toilet-in-a-box Elongated (ADA)	HDS	\$ 179.00	164.99	-7.83
BUILDING	BATHROOM	TOILET	TOILET - ROUND	GENERAL	1.28 GPF Round All-In-One Toilet Kit (White)	HDS	\$ 154.99	139.99	-9.68
BUILDING	BATHROOM	TOILET	TOILET BOWL - ELONGATED	GENERAL	American Standard® Cadet® PRO Elongated Toilet Bowl ADA	HDS	\$ 256.00	259.99	1.56
BUILDING	BATHROOM	TOILET	TOILET BOWL - ROUND	GENERAL	Cadet® PRO Round Toilet Bowl	HDS	\$ 158.00	159.99	1.26
BUILDING	BATHROOM	TOILET	TOILET FLAPPER VALVE	GENERAL	Korky® 3" Universal Red Flapper	HDS	\$ 15.99	15.99	0.00
BUILDING	BATHROOM	TOILET	TOILET FLUSH HANDLE	GENERAL	Toilet Tank Lever For Raleigh 1.28 GPF Tank	HDS	\$ 8.39	9.99	19.07
BUILDING	BATHROOM	TOILET	TOILET FLUSH VALVE	GENERAL	Fluidmaster Performax Universal High Performance Toilet Fill Valve	HDS	\$ 17.29	17.99	4.05
BUILDING	BATHROOM	TOILET	TOILET PAPER HOLDER	GENERAL	Chrome Toilet Paper Dispenser Exposed Mount	HDS	\$ 5.69	6.99	22.85
BUILDING	BATHROOM	TOILET	TOILET SEAT - WOOD - ELONGATED	GENERAL	Bemis® Closed Elongated Wood Toilet Seat (White)	HDS	\$ 27.99	27.99	0.00
BUILDING	BATHROOM	TOILET	TOILET SEAT - WOOD - ROUND	GENERAL	Bemis® Easy Clean® Closed Round Wood Toilet Seat (White)	HDS	\$ 17.99	19.99	11.12
BUILDING	BATHROOM	TOILET	TOILET TANK	GENERAL	Cadet® PRO™ 1.6 GPF Toilet Tank, 12" Rough-In	HDS	\$ 116.00	119.99	3.44
BUILDING	BATHROOM	TOWEL BAR	18" TOWEL BAR	GENERAL	Bradshire™ Chrome Towel Bar 18"	HDS	\$ 14.99	14.99	0.00
BUILDING	BATHROOM	TOWEL BAR	24" TOWEL BAR	GENERAL	Bradshire™ Chrome Towel Bar 24"	HDS	\$ 16.99	16.99	0.00
BUILDING	BATHROOM	TUB	CARTRIDGE, AMERICAN STANDARD	GENERAL	Seasons® Gold 4-1/4" Tub-Shower Valve Ceramic Cartridge	HDS	\$ 16.69	16.69	0.00
BUILDING	BATHROOM	TUB	CARTRIDGE, MOEN	GENERAL	Moen® Posi-Temp® Hot/Cold Cycling Valve Cartridge, 4-1/8" Length	HDS	\$ 69.99	69.99	0.00
BUILDING	BATHROOM	TUB	SHOWER HEAD	GENERAL	Showerhead	HDS	\$ 36.29	29.99	-17.36
BUILDING	BATHROOM	TUB	SHOWER HEAD ASSEMBLY W/ GRAB BAR - ADA	GENERAL	ADA Showerhead with Grab Bar	HDS	\$ 330.71	322.99	-2.33
BUILDING	BATHROOM	TUB	SHOWER ROD	GENERAL	72" Chrome Adjustable Cam Lock Tension Shower And Utility Rod	HDS	\$ 21.79	21.79	0.00
BUILDING	BATHROOM	TUB	TUB DRAIN STOPPER	GENERAL	Push Pull® Tub Drain Stopper 5/16" Or 3/8" Threaded Pin Chrome Plated	HDS	\$ 21.29	21.79	2.35
BUILDING	BATHROOM	TUB	TUB DRAIN STOPPER - UNIVERSAL RUBBER	GENERAL	Rubber Tub Stopper, 1-1/2" To 2", White	HDS	\$ 1.85	2.09	12.97
BUILDING	BATHROOM	TUB	TUB FAUCET	GENERAL	Seasons® One Handle 3 Spray Tub And Shower Faucet, Chrome	HDS	\$ 97.99	59.99	-38.78
BUILDING	BATHROOM	VANITY	CABINET - HINGE	GENERAL	Cabinet Hinge	HDS	\$ 12.10	5.81	-51.98
BUILDING	BATHROOM	VANITY	CABINET - MEDICINE	GENERAL	SINGLE DOOR, MIRRORRED, 16"x20"	HDS	\$ 61.29	61.29	0.00
BUILDING	BATHROOM	VANITY	CABINET - SINK BASE	GENERAL	Seasons® 24W x 31-1/2H x 21"D Honey Oak 2 Door Vanity Base Cabinet	HDS	\$ 186.44	186.44	0.00
BUILDING	BATHROOM	VANITY	CABINET - SINK BASE	GENERAL	Seasons® 24w X 32h X 18"d Medium Oak Bath Vanity With Top	HDS	New Item	174.99	
BUILDING	BATHROOM	VANITY	CABINET - SINK BASE	GENERAL	Seasons® 30W x 32-1/2H x 21"D Amber Oak Vanity Cabinet	HDS	\$ 167.29	167.29	0.00
BUILDING	BATHROOM	VANITY	CABINET - SINK BASE	GENERAL	Rsi Home Products Bathroom Vanity Base Cabinet In Medium Oak, 30 X 34.5 X 21 In.	HDS	New Item	203.89	
BUILDING	BATHROOM	VANITY	CABINET - SINK BASE	GENERAL	Seasons® Bath Vanity Base Cabinet, 36W x 34-1/2H x 21D, Caramel Finish	HDS	\$ 352.99	352.99	0.00
BUILDING	BATHROOM	VANITY	COUNTER TOP	GENERAL	VT Industries 22-1/2"D X 4'L Butterum Matte Vanity Laminate Countertop	HDS	\$ 56.05	56.05	0.00
BUILDING	BATHROOM	VANITY	COUNTER TOP - END CAP	GENERAL	VT Industries Butterum Matte Vanity End Splash Kit	HDS	\$ 38.03	38.03	0.00
BUILDING	BATHROOM	VANITY	FAUCET	GENERAL	Standard Faucet	HDS	\$ 57.50	59.99	4.33
BUILDING	BATHROOM	VANITY	SINK	GENERAL	31" x 22" SOLID WHITE	HDS	\$ 130.79	130.79	0.00
BUILDING	BATHROOM	VANITY	SOAP DISH - PORCELIN	GENERAL	Lenape White Porcelain Soap Holder Tile-in Mount	HDS	\$ 13.41	14.49	8.05
BUILDING	BATHROOM	VANITY	SOAP DISH - STAINLESS	GENERAL	Chrome Wall Soap Holder Concealed Screw Mount	HDS	\$ 4.99	4.99	0.00
BUILDING	BATHROOM	VANITY	TOOTHBRUSH HOLDER - CHROME	GENERAL	Toothbrush-Tumbler Holder, Concealed Screw Mount, Chrome	HDS	\$ 4.39	4.99	13.67
BUILDING	BATHROOM	VANITY	TOOTHBRUSH HOLDER - PORCELIN	GENERAL	Lenape White Porcelain Toothbrush Holder Concealed Screw Mount	HDS	\$ 8.88	8.29	-6.64
BUILDING	CLOSET	DOOR	BI-PASS DOOR ROLLER, PAIR	GENERAL	Sliding Closet Door Roller Kit 1 Pair	HDS	\$ 12.49	13.79	10.41
BUILDING	CLOSET	ROD	ROD	GENERAL	Woodgrain Distribution 1-1/4"x8' Wood Closet Rod 1-1/4" x 8'	HDS	\$ 18.79	18.79	0.00
BUILDING	CLOSET	ROD HOLDER	ROD HOLDER	GENERAL	Closet Rod Bracket Hanger	HDS	\$ 5.49	2.53	-53.92
BUILDING	DOOR	CLOSET, WARDROBE	BIFOLD, SET	YORKSHIRE	24 x 80 in. 6-Panel Molded Hollow Core Bi-Fold Door (Primed White)	HDS	\$ 105.00	105.00	0.00
BUILDING	DOOR	CLOSET, WARDROBE	BIFOLD, SET		30 x 80 in. 6-Panel Molded Hollow Core Bi-Fold Door (Primed White)	HDS	\$ 114.00	114.00	0.00
BUILDING	DOOR	CLOSET, WARDROBE	BIFOLD, SET		36 x 80 in. 6-Panel Bi-Fold Door (Primed White)	HDS	\$ 127.00	127.00	0.00
BUILDING	DOOR	CLOSET, WARDROBE	BYPASS, PAIR		QUOTE ONLY	TGD	Quote	Quote	
BUILDING	DOOR	CLOSET, WARDROBE	FLOOR GUIDES, PAIR	GENERAL	4" Wardrobe Door Floor Guide, Package of 2	HDS	\$ 3.49	3.49	0.00

Sales & Service: Schedule of Fees

Effective: July 01, 2025

CATEGORY	SUBCATEGORY	SUBSUBCATEGORY	SUBSUBSUBCATEGORY	SITE	ITEM DESCRIPTION	VENDOR	2024	2025	% Change
*RATE	Late Fee	Fee	Late Fee on Rent	All	Late Fee for Rent Payments Made After the 6th Calendar Day of the Month	RHA	5% of the total rent charge	5% of the total rent charge	0.00
BUILDING	DOOR	CLOSET, WARDROBE	KNOBS	GENERAL	1-1/2" Ceramic Knob White,	HDS	\$ 1.41	1.99	41.13
BUILDING	DOOR	CLOSET, WARDROBE	PULLS	GENERAL	4-1/2" WHITE	HDS	\$ 3.79	3.79	0.00
BUILDING	DOOR	EXTERIOR	CORE, BEST	GENERAL	36" Door Sweep	HDS	\$ 56.00	56.00	0.00
BUILDING	DOOR	EXTERIOR	DOOR SWEEP, 36"	GENERAL	Frost King 36" Slide On Door Bottom Brown	HDS	\$ 15.79	15.79	0.00
BUILDING	DOOR	EXTERIOR	ENTRANCE	GENERAL	QUOTE ONLY	TGD	Quote	Quote	
BUILDING	DOOR	EXTERIOR	JAMB, LEFT	GENERAL	4-9/16" x 6/8" PFJ Door Jam Exterior LEFT	HDS	\$ 78.99	78.99	0.00
BUILDING	DOOR	EXTERIOR	JAMB, RIGHT	GENERAL	4-9/16" x 6/8" PFJ Door Jam Exterior RIGHT	HDS	\$ 78.99	78.99	0.00
BUILDING	DOOR	EXTERIOR	JAMB, SILL	GENERAL	1-1/4x4-9/16x85" Reversible Exterior Door Angled Sill Cut	HDS	\$ 38.71	78.99	104.06
BUILDING	DOOR	EXTERIOR	SCREEN DOOR, CLOSER	GENERAL	Hydraulic Screen Door Closer (Black)	HDS	\$ 20.09	18.29	-8.96
BUILDING	DOOR	EXTERIOR	SCREEN DOOR, HANDLE	GENERAL	1-3/4 In Aluminum Screen Door Handle (black)	HDS	\$ 15.29	15.29	0.00
BUILDING	DOOR	EXTERIOR	SCREEN DOOR, SECURITY	GENERAL	32 In. X 80 In. Steel Security Door - BLACK	HDS	\$ 148.58	163.49	10.03
BUILDING	DOOR	EXTERIOR	SCREEN DOOR, SECURITY	GENERAL	36 x 80 in Steel Security Door (Black)	HDS	\$ 148.58	163.49	10.03
BUILDING	DOOR	EXTERIOR	STRIKE PLATE	GENERAL	Door Lockset Strike Plate Steel, Satin Nickel	HDS	\$ 8.29	4.39	-47.04
BUILDING	DOOR	EXTERIOR	WEATHERSTRIP	GENERAL	Frost King 17" Black EPDM Rubber Weather-strip	HDS	\$ 11.99	11.99	0.00
BUILDING	DOOR	EXTERIOR	WEATHERSTRIP	GENERAL	Frost King 7" Replacement Door Seal Brown	HDS	\$ 9.19	9.19	0.00
BUILDING	DOOR	EXTERIOR	WEATHERSTRIP	GENERAL	Pemko Q103D-97 Dark Brown Weather-Strip Foam 8'	HDS	\$ 26.89	35.09	30.49
BUILDING	DOOR	INTERIOR	DOOR CASING	GENERAL	11/16" x 2-1/4" x 7" Primed Finger-Jointed Casing	HDS	\$ 12.86	11.95	-7.08
BUILDING	DOOR	INTERIOR	DOOR STOP	GENERAL	3 In Commercial Spring Door Stop (chrome)	HDS	\$ 0.88	0.88	0.00
BUILDING	DOOR	INTERIOR	HOLLOW CORE	WIW	3/0 x 6/8 X 1-3/8"	ADH	\$ 196.50	196.50	0.00
BUILDING	DOOR	INTERIOR	HOLLOW CORE, 28"	GENERAL	28 x 80 in. 1-3/8 in. Hollow Core Hardboard Slab Door (Primed White)	HDS	\$ 66.49	64.00	-3.74
BUILDING	DOOR	INTERIOR	HOLLOW CORE, 30"	GENERAL	30 x 80 in. 1-3/8 in. Hollow Core Hardboard Slab Door (Primed White)	HDS	\$ 83.49	69.00	-17.36
BUILDING	DOOR	INTERIOR	HOLLOW CORE, 36"	GENERAL	36 x 80 in. 1-3/8 in. 6-Panel Hollow Core Slab Door (Primed White)	HDS	\$ 79.49	77.00	-3.13
BUILDING	DOOR	INTERIOR	JAMB, FLAT, KIT	GENERAL	1458 11/16" x 4-5/8 Interior Door Flat Jamb	HDS	\$ 130.09	130.09	0.00
BUILDING	DOOR	INTERIOR	LOCKSET, DUMMY	GENERAL	Shield Security® 913872 Ball Dummy Knob, Satin Nickel	HDS	\$ 8.19	8.79	7.33
BUILDING	DOOR	INTERIOR	LOCKSET, PASSAGE	WIW	WQCL230 PASSAGE	ADH	\$ 139.00	139.00	0.00
BUILDING	DOOR	INTERIOR	LOCKSET, PRIVACY	WIW	QCL240 PRIVACY	ADH	\$ 146.00	146.00	0.00
BUILDING	DOOR	INTERIOR	PASSAGE, SHIELD SECURITY	GENERAL	913880 Round Passage Knob, 2.375/2.75" Backset, Grade 3, Satin Nickel	HDS	\$ 14.29	15.78	10.43
BUILDING	DOOR	INTERIOR	PRIVACY, SHIELD SECURITY	GENERAL	913889 Round Privacy Knob, 2.375/2.75" Backset, Grade 3, Satin Nickel	HDS	\$ 15.49	17.78	14.78
BUILDING	DOOR	INTERIOR	SOLID CORE	GENERAL	36 x 80 in. 1-3/8 in. Thick 6-Panel Solid Core Slab Door (Primed White)	HDS	\$ 214.00	214.00	0.00
BUILDING	DOOR	INTERIOR	STRIKE PLATE	GENERAL	Door Lockset Strike Plate Steel, Satin Nickel	HDS	\$ 4.96	6.98	40.73
BUILDING	DOOR	INTERIOR	WALL PROTECTOR, 5", WHITE	GENERAL	3-1/4 In Self-Adhesive Wall Protector (White)	HDS	\$ 3.16	3.24	2.53
BUILDING	DOOR	PATIO	SCREEN DOOR, HANDLE	GENERAL	Patio Screen Door Handle	HDS	\$ 4.28	5.79	35.28
BUILDING	DOOR	PATIO	SCREEN DOOR, SLIDER	GENERAL	36 x 78 - 80 in Steel Economy Sliding Screen Door (Bronze)	HDS	\$ 384.59	176.92	-54.00
BUILDING	DOOR		LOCK OUT/CHANGE AFTER HOURS	GENERAL	2 HOURS of overtime rate (1.5 hourly pay) from 6:00am - 9:59pm at the Maint II rate		\$ 101.82	110.88	8.90
BUILDING	DOOR		LOCK OUT/CHANGE AFTER HOURS	GENERAL	3 HOURS of overtime rate (1.5 hourly pay) from 10:00pm - 5:59am at the Maint II rate		\$ 152.73	166.32	8.90
BUILDING	DOOR		LOCK CHANGE DURING BUSINESS HOURS	GENERAL	1 Hour Maint II Hourly Rate Labor		\$ 33.94	36.96	8.90
BUILDING	DOOR		KEY, REPLACEMENT, BEST	GENERAL	US Security	USS	\$ 9.75	10.50	7.69
BUILDING	DOOR		LOCKSET, DEADBOLT, BEST	GENERAL	US Security	USS	\$ 62.72	105.00	67.41
BUILDING	DOOR		LOCKSET, ENTRY, BEST	GENERAL	US Security	USS	\$ 62.72	105.00	67.41
BUILDING	DOOR		LOCKSET, DEADBOLT, SCHLAGE	GENERAL	B Series Heavy Duty Single Cylinder Deadbolt (Satin Chrome)	HDS	\$ 73.49	73.49	0.00
BUILDING	DOOR		LOCKSET, ENTRY, SCHLAGE	GENERAL	Plymouth F Series Knob, Entry, Grade AAA, Die Cast Zinc, Aged Bronze	HDS	\$ 74.45	64.79	-12.98
BUILDING	DOOR		MAIL BOX KEY REPLACEMENT	GENERAL	Mailbox Key Replacement	Copy	\$ 5.25	5.25	0.00
BUILDING	DOOR		KEY, REPLACEMENT,	GENERAL	Schlage SC1 Key Blank	Copy	\$ 5.25	5.25	0.00
BUILDING	ELECTRICAL	RECEPTACLE	3-PRONG, ROUND	GENERAL	15 Amp Duplex Standard Wall Outlet (White)	HDS	\$ 1.50	1.50	0.00
BUILDING	ELECTRICAL	RECEPTACLE	GFCI	GENERAL	Hubbell® 15 Amp 125 Volt Commercial Self-Test Gfci Receptacle (White)	HDS	\$ 25.99	25.99	0.00
BUILDING	ELECTRICAL	WALL PLATE	2-GANG	GENERAL	Maintenance Warehouse® 2-Gang Decorator Switch Wall Plate	HDS	\$ 1.60	1.25	-21.88
BUILDING	ELECTRICAL	WALL PLATE	3-GANG	GENERAL	Hubbell 3-Gang Polycarbonate Decorator Wall Plate (White)	HDS	\$ 1.79	2.79	55.87
BUILDING	ELECTRICAL	WALL PLATE	ROUND	GENERAL	Hubbell 1-Gang Mid-Size Receptacle Wall Plate (White)	HDS	\$ 0.79	0.82	3.80
BUILDING	ELECTRICAL	WALL PLATE	SQUARE	GENERAL	1-Gang Polycarbonate Wall Plate (White)	HDS	\$ 0.79	0.79	0.00
BUILDING	ELECTRICAL	WALL SWITCH	1-POLE, 15A	GENERAL	15 Amp 1-Pole Quick/Side-Wired Toggle Wall Switch	HDS	\$ 1.40	1.40	0.00
BUILDING	ELECTRICAL	WALL SWITCH	3-WAY	GENERAL	15 Amp 3-Way Quiet Toggle Wall Switch (White)	HDS	\$ 2.50	4.99	99.60
BUILDING	ELECTRICAL	WALL SWITCH	DIMMER	GENERAL	Lutron® Skylark R C-L R 600 Watt 3-Way Dimmer - White	HDS	\$ 35.29	35.29	0.00
BUILDING	EXTERIOR	HOUSE NUMBERS	HOUSE NUMBERS EXTERIOR	GENERAL	3 In. House Number 5, Plastic, Black With Nails	HDS	\$ 8.59	6.99	-18.63
BUILDING	EXTERIOR		HOSE BIB	GENERAL	Brass Hose Bibb 1/2" FIP	HDS	\$ 9.79	9.99	2.04
BUILDING	FLOOR		COVE BASE, price per foot	GENERAL	Roppe 4" X 120" White Cove Base	HDS	\$ 6.09	6.89	13.14
BUILDING	FLOOR		FLOOR TILE, per ea.	GENERAL	Armstrong® Excelon® Vinyl Dry-Back Floor Tile, 12 x 12"	HDS	\$ 1.93	2.28	18.13
BUILDING	HVAC	EVAP COOLER	EVAPORATIVE COOLER COVER	GENERAL	Grille Cover	WWG	\$ 32.51	40.96	25.99
BUILDING	HVAC	EVAP COOLER	EVAPORATOR COOLER MOTOR	GENERAL	Split-Phase Evaporative Cooler AC Motors - 1/3hp, 1/2" DRIVE	WWG	\$ 163.00	165.00	1.23
BUILDING	HVAC	FILTER	12x24x1 MERV4	GENERAL	12x24x1" Fiberglass Air Filter, Merv 4,	HDS	\$ 2.74	2.04	-25.55
BUILDING	HVAC	FILTER	14x18x1 MERV4	GENERAL	14x18x1" Fiberglass Air Filter, MERV 4,	HDS	\$ 4.46	4.46	0.00
BUILDING	HVAC	FILTER	16x20x1 MERV4	GENERAL	16x20x1" Fiberglass Air Filter, Merv 4,	HDS	\$ 2.44	6.06	148.36
BUILDING	HVAC	FILTER	18x20x1 MERV4	GENERAL	18x20x1" Fiberglass Air Filter, Merv 4,	HDS	\$ 5.25	3.48	-33.71
BUILDING	HVAC	FILTER	20x20x1 MERV4	GENERAL	20x20X1" HD Fiberglass Air Filter, Merv 4,	HDS	\$ 2.08	2.74	31.73

Sales & Service: Schedule of Fees

Effective: July 01, 2025

CATEGORY	SUBCATEGORY	SUBSUBCATEGORY	SUBSUBSUBCATEGORY	SITE	ITEM DESCRIPTION	VENDOR	2024	2025	% Change
*RATE	Late Fee	Fee	Late Fee on Rent	All	Late Fee for Rent Payments Made After the 6th Calendar Day of the Month	RHA	5% of the total rent change	5% of the total rent charge	0.00
BUILDING	HVAC	FURNACE	THERMOSTAT, HEATING	GENERAL	Line Volt Mech Tstat: Electric Cooling/Electric Heating, Analog, SPDT	WWG	\$ 178.45	153.36	-14.06
BUILDING	HVAC	FURNACE	THERMOSTAT, HEATING/COOLING	GENERAL	Honeywell® 24 Volt Snap Action Heat/Cool Thermostat, 2-7/8w X 4-3/4"h	HDS	\$ 57.51	56.69	-1.43
BUILDING	HVAC	REGISTER, FLOOR	REGISTER	GENERAL	4x10" Brown Floor Register	HDS	\$ 9.19	9.19	0.00
BUILDING	KITCHEN	GARBAGE DISPOSAL	GARBAGE DISPOSAL	GENERAL	InSinkErator® Badger 5™ 1/2 HP, Garbage Disposal w/ Power Cord	HDS	\$ 124.00	159.99	29.02
BUILDING	KITCHEN	CABINET	BRIDGE	GENERAL	Seasons® 30w X 15h X 12d Bridge Cabinet Auburn Oak	HDS	\$ 102.32	141.44	38.23
BUILDING	KITCHEN	CABINET	CABINET HINGE, Pr	GENERAL	Self-Closing Concealed Hinge For Frameless Cabinets	HDS	\$ 24.22	22.57	-6.81
BUILDING	KITCHEN	CABINET	CORNER	GENERAL	Seasons® 24w X 30h X 12d Corner Wall Cabinet Auburn Oak	HDS	\$ 190.99	190.99	0.00
BUILDING	KITCHEN	CABINET	SINK BASE	GENERAL	Seasons® 24"W x 34-1/2"H x24"D 2 Door Kitchen Base Cabinet Auburn Oak	HDS	\$ 247.29	269.99	9.18
BUILDING	KITCHEN	CABINET	WALL, DOUBLE	GENERAL	Seasons® 24w X 36h X 12d Wall Cabinet Auburn Oak	HDS	\$ 153.04	160.49	4.87
BUILDING	KITCHEN	CABINET	WALL, SINGLE	GENERAL	Seasons® 36w X 36h X 12d Wall Cabinet Auburn Oak	HDS	\$ 204.92	276.79	35.07
BUILDING	KITCHEN	COUNTER	BREAD BOARD	GENERAL	16 X 20" Hardwood Breadboard	HDS	\$ 37.62	41.49	10.29
BUILDING	KITCHEN	COUNTER TOP	END CAP - RIGHT	GENERAL	VT Industries Butterum Matte Kitchen End Splash Kit	HDS	\$ 39.29	40.07	1.99
BUILDING	KITCHEN	COUNTER TOP	LEFT MITRE	GENERAL	25"D X 8'L Butterum Matte Kitchen Laminate Countertop Left Miter	HDS	\$ 122.68	122.68	0.00
BUILDING	KITCHEN	COUNTER TOP	RIGHT MITRE	GENERAL	25"D X 8'L Butterum Matte Kitchen Laminate Countertop Right Miter	HDS	\$ 122.68	122.68	0.00
BUILDING	KITCHEN	COUNTER TOP	COUNTER TOP	GENERAL	25"D X 8'L Butterum Matte Kitchen Laminate Countertop	HDS	\$ 114.58	114.58	0.00
BUILDING	KITCHEN	GARBAGE DISPOSAL	STOPPER	GENERAL	Replacement For In-Sink-Erator Disposer Stopper	HDS	\$ 3.39	7.99	135.69
BUILDING	KITCHEN	MICROWAVE	MICROWAVE AIR FILTER	GENERAL	Microwave Air Filter	HDS	\$ 19.99	37.89	89.54
BUILDING	KITCHEN	MICROWAVE	MICROWAVE GREASE FILTER	GENERAL	Microwave Grease Filter	HDS	\$ 25.49	32.29	26.68
BUILDING	KITCHEN	OVEN/RANGE	FRIDGIDAIRE: ELECTRIC, A COMPLETE UNIT		FRIDGIDAIRE FCRE3052AS: 3/24/202330 in. 5.3 cu. ft. Rear Control Electric	HDC	\$ 699.00	699.00	0.00
BUILDING	KITCHEN	OVEN/RANGE	FRIDGIDAIRE: ELECTRIC: BURNER, LARGE		FRIDGIDAIRE FCRE3052AS: 3/24/202330 in. 5.3 cu. ft. Rear Control Electric	APC	\$ 144.44	160.22	10.92
BUILDING	KITCHEN	OVEN/RANGE	FRIDGIDAIRE: ELECTRIC: BURNER, SMALL		FRIDGIDAIRE FCRE3052AS: 3/24/202330 in. 5.3 cu. ft. Rear Control Electric	APP	\$ 144.44	160.22	10.92
BUILDING	KITCHEN	OVEN/RANGE	FRIDGIDAIRE: ELECTRIC: DOOR		FRIDGIDAIRE FCRE3052AS: 3/24/202330 in. 5.3 cu. ft. Rear Control Electric	APP	\$ 144.44	168.75	16.83
BUILDING	KITCHEN	OVEN/RANGE	FRIDGIDAIRE: ELECTRIC: DOOR GASKET		FRIDGIDAIRE FCRE3052AS: 3/24/202330 in. 5.3 cu. ft. Rear Control Electric	APC	\$ 178.40	144.15	-19.20
BUILDING	KITCHEN	OVEN/RANGE	FRIDGIDAIRE: ELECTRIC: DOOR HANDLE		FRIDGIDAIRE FCRE3052AS: 3/24/202330 in. 5.3 cu. ft. Rear Control Electric	APC	\$ 91.55	120.20	31.29
BUILDING	KITCHEN	OVEN/RANGE	FRIDGIDAIRE: ELECTRIC: DRIP PAN, LARGE		FRIDGIDAIRE FCRE3052AS: 3/24/202330 in. 5.3 cu. ft. Rear Control Electric	HDS	\$ 4.16	22.65	444.47
BUILDING	KITCHEN	OVEN/RANGE	FRIDGIDAIRE: ELECTRIC: DRIP PAN, SMALL		FRIDGIDAIRE FCRE3052AS: 3/24/202330 in. 5.3 cu. ft. Rear Control Electric	HDS	\$ 3.77	24.99	562.86
BUILDING	KITCHEN	OVEN/RANGE	FRIDGIDAIRE: ELECTRIC: KNOB		FRIDGIDAIRE FCRE3052AS: 3/24/202330 in. 5.3 cu. ft. Rear Control Electric	APC	\$ 13.90	60.29	333.74
BUILDING	KITCHEN	OVEN/RANGE	FRIDGIDAIRE: GAS, A COMPLETE UNIT		FRIDGIDAIRE FCRG3015AW: 30 in. 5.0 cu. ft. Gas Range with Manual Clean	HDC	\$ 791.00	799.00	1.01
BUILDING	KITCHEN	OVEN/RANGE	FRIDGIDAIRE: GAS: BURNER, LARGE		FRIDGIDAIRE FCRG3015AW: 30 in. 5.0 cu. ft. Gas Range with Manual Clean	APP	\$ 29.06	56.69	95.08
BUILDING	KITCHEN	OVEN/RANGE	FRIDGIDAIRE: GAS: BURNER, SMALL		FRIDGIDAIRE FCRG3015AW: 30 in. 5.0 cu. ft. Gas Range with Manual Clean	APP	\$ 27.00	56.69	109.96
BUILDING	KITCHEN	OVEN/RANGE	FRIDGIDAIRE: GAS: DOOR		FRIDGIDAIRE FCRG3015AW: 30 in. 5.0 cu. ft. Gas Range with Manual Clean	APP	\$ 145.10	178.90	23.29
BUILDING	KITCHEN	OVEN/RANGE	FRIDGIDAIRE: GAS: DOOR GASKET		FRIDGIDAIRE FCRG3015AW: 30 in. 5.0 cu. ft. Gas Range with Manual Clean	APP	\$ 56.52	68.99	22.06
BUILDING	KITCHEN	OVEN/RANGE	FRIDGIDAIRE: GAS: DOOR GLASS		FRIDGIDAIRE FCRG3015AW: 30 in. 5.0 cu. ft. Gas Range with Manual Clean	APP	\$ 124.10	138.90	11.93
BUILDING	KITCHEN	OVEN/RANGE	FRIDGIDAIRE: GAS: DOOR HANDLE		FRIDGIDAIRE FCRG3015AW: 30 in. 5.0 cu. ft. Gas Range with Manual Clean	APP	\$ 84.97	120.30	41.58
BUILDING	KITCHEN	OVEN/RANGE	FRIDGIDAIRE: GAS: DRIP PAN, LARGE		FRIDGIDAIRE FCRG3015AW: 30 in. 5.0 cu. ft. Gas Range with Manual Clean	APP	\$ 25.73	26.99	4.90
BUILDING	KITCHEN	OVEN/RANGE	FRIDGIDAIRE: GAS: DRIP PAN, SMALL		FRIDGIDAIRE FCRG3015AW: 30 in. 5.0 cu. ft. Gas Range with Manual Clean	APP	\$ 22.29	24.99	12.11
BUILDING	KITCHEN	OVEN/RANGE	FRIDGIDAIRE: GAS: KNOB		FRIDGIDAIRE FCRG3015AW: 30 in. 5.0 cu. ft. Gas Range with Manual Clean	APP	\$ 28.30	32.79	15.87
BUILDING	KITCHEN	OVEN/RANGE	GENERAL ELECTRIC: ELECTRIC, A COMPLETE UNIT		GE JB256RTSS 30 in. 5 cu. ft. Electric Range with Self Cleaning Oven	HDC	\$ 746.00	829.00	11.13
BUILDING	KITCHEN	OVEN/RANGE	GENERAL ELECTRIC: ELECTRIC: BURNER, LARGE		GE JB256RTSS 30 in. 5 cu. ft. Electric Range with Self Cleaning Oven	APP	\$ 126.70	126.70	0.00
BUILDING	KITCHEN	OVEN/RANGE	GENERAL ELECTRIC: ELECTRIC: BURNER, SMALL		GE JB256RTSS 30 in. 5 cu. ft. Electric Range with Self Cleaning Oven	APP	\$ 114.52	114.52	0.00
BUILDING	KITCHEN	OVEN/RANGE	GENERAL ELECTRIC: ELECTRIC: DOOR		GE JB256RTSS 30 in. 5 cu. ft. Electric Range with Self Cleaning Oven	APP	\$ 136.10	69.93	-48.62
BUILDING	KITCHEN	OVEN/RANGE	GENERAL ELECTRIC: ELECTRIC: DOOR GASKET		GE JB256RTSS 30 in. 5 cu. ft. Electric Range with Self Cleaning Oven	APP	\$ 25.69	19.97	-22.27
BUILDING	KITCHEN	OVEN/RANGE	GENERAL ELECTRIC: ELECTRIC: DOOR HANDLE		GE JB256RTSS 30 in. 5 cu. ft. Electric Range with Self Cleaning Oven	APP	\$ 108.48	63.13	-41.80
BUILDING	KITCHEN	OVEN/RANGE	GENERAL ELECTRIC: ELECTRIC: DRIP PAN, LARGE		GE JB256RTSS 30 in. 5 cu. ft. Electric Range with Self Cleaning Oven	APP	\$ 20.12	20.12	0.00
BUILDING	KITCHEN	OVEN/RANGE	GENERAL ELECTRIC: ELECTRIC: DRIP PAN, SMALL		GE JB256RTSS 30 in. 5 cu. ft. Electric Range with Self Cleaning Oven	APP	\$ 9.40	9.19	-2.23
BUILDING	KITCHEN	OVEN/RANGE	GENERAL ELECTRIC: ELECTRIC: KNOB		GE JB256RTSS 30 in. 5 cu. ft. Electric Range with Self Cleaning Oven	APP	\$ 14.73	14.73	0.00
BUILDING	KITCHEN	OVEN/RANGE	GENERAL ELECTRIC: GAS, A COMPLETE UNIT		GE JGB561RPSS: 30 in. 4.8 cu. ft. Gas Range in Stainless Steel	HDC	\$ 759.00	849.00	11.86
BUILDING	KITCHEN	OVEN/RANGE	GENERAL ELECTRIC: GAS: BURNER, BASE		GE JGB561RPSS: 30 in. 4.8 cu. ft. Gas Range in Stainless Steel	APP	\$ 36.26	36.26	0.00
BUILDING	KITCHEN	OVEN/RANGE	GENERAL ELECTRIC: GAS: BURNER, CAP		GE JGB561RPSS: 30 in. 4.8 cu. ft. Gas Range in Stainless Steel	APP	\$ 18.17	18.17	0.00
BUILDING	KITCHEN	OVEN/RANGE	GENERAL ELECTRIC: GAS: DOOR		GE JGB561RPSS: 30 in. 4.8 cu. ft. Gas Range in Stainless Steel	APP	\$ 187.12	187.12	0.00
BUILDING	KITCHEN	OVEN/RANGE	GENERAL ELECTRIC: GAS: DOOR GASKET		GE JGB561RPSS: 30 in. 4.8 cu. ft. Gas Range in Stainless Steel	APP	\$ 26.60	26.60	0.00
BUILDING	KITCHEN	OVEN/RANGE	GENERAL ELECTRIC: GAS: DOOR HANDLE		GE JGB561RPSS: 30 in. 4.8 cu. ft. Gas Range in Stainless Steel	APP	\$ 25.60	25.60	0.00
BUILDING	KITCHEN	OVEN/RANGE	GENERAL ELECTRIC: GAS: DRIP PAN, LARGE		GE JGB561RPSS: 30 in. 4.8 cu. ft. Gas Range in Stainless Steel	APP	\$ 76.00	76.00	0.00
BUILDING	KITCHEN	OVEN/RANGE	GENERAL ELECTRIC: GAS: DRIP PAN, SMALL		GE JGB561RPSS: 30 in. 4.8 cu. ft. Gas Range in Stainless Steel	APP	\$ 76.00	76.00	0.00
BUILDING	KITCHEN	OVEN/RANGE	GENERAL ELECTRIC: GAS: KNOB		GE JGB561RPSS: 30 in. 4.8 cu. ft. Gas Range in Stainless Steel	APP	\$ 13.17	13.17	0.00
BUILDING	KITCHEN	OVEN/RANGE	WHIRLPOOL: ELECTRIC, A COMPLETE UNIT		WHIRLPOOL WFE505WOHB: 30 in. 5.3 cu. ft. 4-Burner Electric Range	HDC	\$ 777.00	678.00	-12.74
BUILDING	KITCHEN	OVEN/RANGE	WHIRLPOOL: ELECTRIC: BURNER, LARGE		WHIRLPOOL WFE505WOHB: 30 in. 5.3 cu. ft. 4-Burner Electric Range	APP	\$ 158.14	104.55	-33.89
BUILDING	KITCHEN	OVEN/RANGE	WHIRLPOOL: ELECTRIC: BURNER, SMALL		WHIRLPOOL WFE505WOHB: 30 in. 5.3 cu. ft. 4-Burner Electric Range	APP	\$ 158.14	139.68	-11.67
BUILDING	KITCHEN	OVEN/RANGE	WHIRLPOOL: ELECTRIC: DOOR		WHIRLPOOL WFE505WOHB: 30 in. 5.3 cu. ft. 4-Burner Electric Range	APP	\$ 149.32	149.32	0.00
BUILDING	KITCHEN	OVEN/RANGE	WHIRLPOOL: ELECTRIC: DOOR GASKET		WHIRLPOOL WFE505WOHB: 30 in. 5.3 cu. ft. 4-Burner Electric Range	APP	\$ 26.74	29.74	11.22
BUILDING	KITCHEN	OVEN/RANGE	WHIRLPOOL: ELECTRIC: DOOR HANDLE		WHIRLPOOL WFE505WOHB: 30 in. 5.3 cu. ft. 4-Burner Electric Range	APP	\$ 102.60	98.42	-4.07
BUILDING	KITCHEN	OVEN/RANGE	WHIRLPOOL: ELECTRIC: DRIP PAN, LARGE		WHIRLPOOL WFE505WOHB: 30 in. 5.3 cu. ft. 4-Burner Electric Range	HDS	\$ 9.28	9.28	0.00
BUILDING	KITCHEN	OVEN/RANGE	WHIRLPOOL: ELECTRIC: DRIP PAN, SMALL		WHIRLPOOL WFE505WOHB: 30 in. 5.3 cu. ft. 4-Burner Electric Range	HDS	\$ 6.52	6.52	0.00
BUILDING	KITCHEN	OVEN/RANGE	WHIRLPOOL: ELECTRIC: KNOB		WHIRLPOOL WFE505WOHB: 30 in. 5.3 cu. ft. 4-Burner Electric Range	APP	\$ 32.30	47.34	46.56

Sales & Service: Schedule of Fees

Effective: July 01, 2025

CATEGORY	SUBCATEGORY	SUBSUBCATEGORY	SUBSUBSUBCATEGORY	SITE	ITEM DESCRIPTION	VENDOR	2024	2025	% Change
*RATE	Late Fee	Fee	Late Fee on Rent	All	Late Fee for Rent Payments Made After the 6th Calendar Day of the Month	RHA	5% of the total rent charge	5% of the total rent charge	0.00
BUILDING	KITCHEN	OVEN/RANGE	WHIRLPOOL: GAS, A COMPLETE UNIT		WHIRLPOOL WFG505MOMW: 30 in. 5-Burner Freestanding Gas Range	HDC	\$ 956.79	956.79	0.00
BUILDING	KITCHEN	OVEN/RANGE	WHIRLPOOL: GAS, BURNER, BASE		WHIRLPOOL WFG505MOMW: 30 in. 5-Burner Freestanding Gas Range	APP	\$ 48.10	68.36	42.12
BUILDING	KITCHEN	OVEN/RANGE	WHIRLPOOL: GAS, BURNER, CAP		WHIRLPOOL WFG505MOMW: 30 in. 5-Burner Freestanding Gas Range	APP	\$ 39.70	60.23	51.71
BUILDING	KITCHEN	OVEN/RANGE	WHIRLPOOL: GAS: DOOR		WHIRLPOOL WFG505MOMW: 30 in. 5-Burner Freestanding Gas Range	APP	\$ 149.76	149.76	0.00
BUILDING	KITCHEN	OVEN/RANGE	WHIRLPOOL: GAS: DOOR GASKET		WHIRLPOOL WFG505MOMW: 30 in. 5-Burner Freestanding Gas Range	APP	\$ 54.24	59.95	10.53
BUILDING	KITCHEN	OVEN/RANGE	WHIRLPOOL: GAS: DOOR HANDLE		WHIRLPOOL WFG505MOMW: 30 in. 5-Burner Freestanding Gas Range	APP	\$ 78.37	87.62	11.80
BUILDING	KITCHEN	OVEN/RANGE	WHIRLPOOL: GAS: KNOB		WHIRLPOOL WFG505MOMW: 30 in. 5-Burner Freestanding Gas Range	APP	\$ 49.36	48.95	-0.83
BUILDING	KITCHEN	REFRIDGERATOR	FRIDGIDAIRE: A COMPLETE UNIT		FRIDGIDAIRE FFTR1814WW: 18.3 Cu. Ft. Top Freezer Refrigerator	HDC	\$ 728.00	648.00	-10.99
BUILDING	KITCHEN	REFRIDGERATOR	FRIDGIDAIRE: FREEZER: DOOR		FRIDGIDAIRE FFTR1814WW: 18.3 Cu. Ft. Top Freezer Refrigerator	APP	\$ 364.89	190.24	-47.86
BUILDING	KITCHEN	REFRIDGERATOR	FRIDGIDAIRE: FREEZER: DOOR BAR		FRIDGIDAIRE FFTR1814WW: 18.3 Cu. Ft. Top Freezer Refrigerator	APP	\$ 49.69	44.95	-9.54
BUILDING	KITCHEN	REFRIDGERATOR	FRIDGIDAIRE: FREEZER: DOOR GASKET		FRIDGIDAIRE FFTR1814WW: 18.3 Cu. Ft. Top Freezer Refrigerator	APP	\$ 105.59	144.27	36.63
BUILDING	KITCHEN	REFRIDGERATOR	FRIDGIDAIRE: FREEZER: DOOR HANDLE		FRIDGIDAIRE FFTR1814WW: 18.3 Cu. Ft. Top Freezer Refrigerator	APP	\$ 57.33	57.33	0.00
BUILDING	KITCHEN	REFRIDGERATOR	FRIDGIDAIRE: FRIDGE CRISPER		FRIDGIDAIRE FFTR1814WW: 18.3 Cu. Ft. Top Freezer Refrigerator	APP	\$ 119.99	71.75	-40.20
BUILDING	KITCHEN	REFRIDGERATOR	FRIDGIDAIRE: FRIDGE CRISPER COVER		FRIDGIDAIRE FFTR1814WW: 18.3 Cu. Ft. Top Freezer Refrigerator	APP	\$ 72.89	99.99	37.18
BUILDING	KITCHEN	REFRIDGERATOR	FRIDGIDAIRE: FRIDGE: DOOR		FRIDGIDAIRE FFTR1814WW: 18.3 Cu. Ft. Top Freezer Refrigerator	APP	\$ 714.92	564.19	-21.08
BUILDING	KITCHEN	REFRIDGERATOR	FRIDGIDAIRE: FRIDGE: DOOR BAR		FRIDGIDAIRE FFTR1814WW: 18.3 Cu. Ft. Top Freezer Refrigerator	APP	\$ 41.99	57.59	37.15
BUILDING	KITCHEN	REFRIDGERATOR	FRIDGIDAIRE: FRIDGE: DOOR GASKET		FRIDGIDAIRE FFTR1814WW: 18.3 Cu. Ft. Top Freezer Refrigerator	APP	\$ 149.79	153.59	2.54
BUILDING	KITCHEN	REFRIDGERATOR	FRIDGIDAIRE: FRIDGE: DOOR HANDLE		FRIDGIDAIRE FFTR1814WW: 18.3 Cu. Ft. Top Freezer Refrigerator	APP	\$ 132.15	75.19	-43.10
BUILDING	KITCHEN	REFRIDGERATOR	FRIDGIDAIRE: FRIDGE: SHELF		FRIDGIDAIRE FFTR1814WW: 18.3 Cu. Ft. Top Freezer Refrigerator	APP	\$ 98.79	77.54	-21.51
BUILDING	KITCHEN	REFRIDGERATOR	GE: A COMPLETE UNIT		GE GTS18DBPDRWW: 17.5 cu. ft. Top Freezer Refrigerator	HDC	\$ 799.00	799.00	0.00
BUILDING	KITCHEN	REFRIDGERATOR	GE: FREEZER: DOOR		GE GTS18DBPDRWW: 17.5 cu. ft. Top Freezer Refrigerator	APP	\$ 639.99	622.99	-2.66
BUILDING	KITCHEN	REFRIDGERATOR	GE: FREEZER: DOOR BAR		GE GTS18DBPDRWW: 17.5 cu. ft. Top Freezer Refrigerator	APP	\$ 57.99	44.99	-22.42
BUILDING	KITCHEN	REFRIDGERATOR	GE: FREEZER: DOOR GASKET		GE GTS18DBPDRWW: 17.5 cu. ft. Top Freezer Refrigerator	APP	\$ 138.99	111.79	-19.57
BUILDING	KITCHEN	REFRIDGERATOR	GE: FREEZER: DOOR HANDLE		GE GTS18DBPDRWW: 17.5 cu. ft. Top Freezer Refrigerator	APP	\$ 330.10	154.69	-53.14
BUILDING	KITCHEN	REFRIDGERATOR	GE: FRIDGE CRISPER		GE GTS18DBPDRWW: 17.5 cu. ft. Top Freezer Refrigerator	APP	\$ 176.10	190.79	8.34
BUILDING	KITCHEN	REFRIDGERATOR	GE: FRIDGE CRISPER COVER		GE GTS18DBPDRWW: 17.5 cu. ft. Top Freezer Refrigerator	APP	\$ 127.79	159.69	24.96
BUILDING	KITCHEN	REFRIDGERATOR	GE: FRIDGE: DOOR		GE GTS18DBPDRWW: 17.5 cu. ft. Top Freezer Refrigerator	APP	\$ 542.06	542.06	0.00
BUILDING	KITCHEN	REFRIDGERATOR	GE: FRIDGE: DOOR BAR		GE GTS18DBPDRWW: 17.5 cu. ft. Top Freezer Refrigerator	APP	\$ 57.99	45.69	-21.21
BUILDING	KITCHEN	REFRIDGERATOR	GE: FRIDGE: DOOR GASKET		GE GTS18DBPDRWW: 17.5 cu. ft. Top Freezer Refrigerator	APP	\$ 149.79	149.79	0.00
BUILDING	KITCHEN	REFRIDGERATOR	GE: FRIDGE: DOOR HANDLE		GE GTS18DBPDRWW: 17.5 cu. ft. Top Freezer Refrigerator	APP	\$ 330.10	199.39	-39.60
BUILDING	KITCHEN	REFRIDGERATOR	GE: FRIDGE: SHELF		GE GTS18DBPDRWW: 17.5 cu. ft. Top Freezer Refrigerator	APP	\$ 176.34	139.99	-20.61
BUILDING	KITCHEN	REFRIDGERATOR	WHIRLPOOL: A COMPLETE UNIT		WHIRLPOOL WRT106TFDT: 16 cu. ft. Top Freezer Refrigerator	HDC	\$ 799.00	899.98	12.64
BUILDING	KITCHEN	REFRIDGERATOR	WHIRLPOOL: FREEZER: DOOR		WHIRLPOOL WRT106TFDT01: 16 cu. ft. Top Freezer Refrigerator	APC	\$ 457.46	295.89	-35.32
BUILDING	KITCHEN	REFRIDGERATOR	WHIRLPOOL: FREEZER: DOOR BAR		WHIRLPOOL WRT106TFDT01: 16 cu. ft. Top Freezer Refrigerator	APP	\$ 65.69	57.59	-12.33
BUILDING	KITCHEN	REFRIDGERATOR	WHIRLPOOL: FREEZER: DOOR GASKET		WHIRLPOOL WRT106TFDT01: 16 cu. ft. Top Freezer Refrigerator	APP	\$ 214.31	121.99	-43.08
BUILDING	KITCHEN	REFRIDGERATOR	WHIRLPOOL: FREEZER: DOOR HANDLE		WHIRLPOOL WRT106TFDT01: 16 cu. ft. Top Freezer Refrigerator	APP	\$ 132.15	142.38	7.74
BUILDING	KITCHEN	REFRIDGERATOR	WHIRLPOOL: FRIDGE CRISPER		WHIRLPOOL WRT106TFDT01: 16 cu. ft. Top Freezer Refrigerator	APP	\$ 90.45	90.45	0.00
BUILDING	KITCHEN	REFRIDGERATOR	WHIRLPOOL: FRIDGE CRISPER COVER		WHIRLPOOL WRT106TFDT01: 16 cu. ft. Top Freezer Refrigerator	APP	\$ 119.26	127.48	6.89
BUILDING	KITCHEN	REFRIDGERATOR	WHIRLPOOL: FRIDGE: DOOR		WHIRLPOOL WRT106TFDT01: 16 cu. ft. Top Freezer Refrigerator	APP	\$ 360.43	360.43	0.00
BUILDING	KITCHEN	REFRIDGERATOR	WHIRLPOOL: FRIDGE: DOOR BAR		WHIRLPOOL WRT106TFDT01: 16 cu. ft. Top Freezer Refrigerator	APP	\$ 70.27	73.35	4.38
BUILDING	KITCHEN	REFRIDGERATOR	WHIRLPOOL: FRIDGE: DOOR GASKET		WHIRLPOOL WRT106TFDT01: 16 cu. ft. Top Freezer Refrigerator	APP	\$ 170.94	170.94	0.00
BUILDING	KITCHEN	REFRIDGERATOR	WHIRLPOOL: FRIDGE: DOOR HANDLE		WHIRLPOOL WRT106TFDT01: 16 cu. ft. Top Freezer Refrigerator	APP	\$ 125.47	142.38	13.48
BUILDING	KITCHEN	REFRIDGERATOR	WHIRLPOOL: FRIDGE: SHELF		WHIRLPOOL WRT106TFDT01: 16 cu. ft. Top Freezer Refrigerator	APC	\$ 70.89	72.32	2.02
BUILDING	KITCHEN	SINK	AERATOR	GENERAL	Neoperl Dual Thread Aerator 1.0 GPM	HDS	\$ 2.16	2.21	2.31
BUILDING	KITCHEN	SINK	CARTRIDGE, CLEVELAND	GENERAL	Replacement for Cleveland Faucet Group Ceramic Disc Hot Cartridge	HDS	\$ 13.99	13.99	0.00
BUILDING	KITCHEN	SINK	CARTRIDGE, MOEN	GENERAL	Moen® Hot/Cold Faucet Cartridge, 2-9/16" Length	HDS	\$ 15.19	15.19	0.00
BUILDING	KITCHEN	SINK	FAUCET SPRAYER	GENERAL	Faucet Sprayer Black/Chrome With 48" Clear Hose	HDS	\$ 8.59	8.59	0.00
BUILDING	KITCHEN	SINK	SINK BASKET	GENERAL	Sink Basket, 3-1/4" Diameter, Lug Post Bottom, Stainless Steel	HDS	\$ 2.56	12.99	407.42
BUILDING	KITCHEN	SINK	SINK BASKET STRAINER - DBL CUP	GENERAL	Sink Basket Strainer, Double Cup, Fits 3-1/2"-4" Opening, Stainless Steel	HDS	\$ 16.19	16.99	4.94
BUILDING	KITCHEN	SINK	SINK STOPPER, RUBBER	GENERAL	Replacement For In-Sink-Erator Disposer Stopper	HDS	\$ 6.79	7.99	17.67
BUILDING	KITCHEN	SINK	SINK, DOUBLE BOWL, SS, 3 Hole	GENERAL	33W X 22L X 6D Double Bowl Topmount 3-Hole Stainless Sink	HDS	\$ 121.00	121.00	0.00
BUILDING	KITCHEN	SINK	SINK, DOUBLE BOWL, SS, 4 Hole	GENERAL	33W X 22L X 6D Double Bowl Topmount 4-Hole Stainless Sink	HDS	\$ 113.00	113.00	0.00
BUILDING	KITCHEN	SINK	SINK, SINGLE BOWL, STAINLESS	GENERAL	25W X 22L X 6D Single Bowl Topmount 3-Hole 22G Stainless Steel Sink	HDS	\$ 92.99	92.99	0.00
BUILDING	KITCHEN/BATHROOM	CABINET	FIBERGLASS REINFORCEMENT PLASTIC PANEL (FRP)	GENERAL	4ft. X 8ft. White .090 FRP Wall Board	HDS	\$ 96.63	96.63	0.00
BUILDING	LIFE SAFETY	SMOKE DETECTOR	BATTERY OPERATED	GENERAL	Maintenance Warehouse® Ionization Smoke Alarm W/ 10 Year Sealed Battery	HDS	\$ 42.98	42.98	0.00
BUILDING	LIFE SAFETY	SMOKE DETECTOR	HARD WIRED, BATTERY B/U	GENERAL	Maintenance Warehouse® Hardwired Ionization Smoke Alarm	HDS	\$ 29.29	29.29	0.00
BUILDING	LIFE SAFETY	CO2/SMOKE DETECTOR	HARD WIRED, BATTERY B/U, COMBO UNIT	GENERAL	First Alert® BRK Hardwired Smoke/CO COMBO Alarm w/ Battery Backup	HDS	\$ 55.99	57.89	3.39
BUILDING	LIGHTING	BULB	40W APPLIANCE BULB - FRIDGE (2 PK)	GENERAL	Frigidaire Light Bulb	HDS	\$ 13.99	19.99	42.89
BUILDING	LIGHTING	BULB	40W APPLIANCE BULB - OVEN/RANGE	GENERAL	Whirlpool® Replacement Light Bulb For Range, Part# W10888179	HDS	\$ 57.89	57.89	0.00
BUILDING	LIGHTING	BULB	48" T8 LED BULB	GENERAL	Sylvania® OCTRON® 48 in. 32W T8 Fluorescent Linear Bulb (4100K)	HDS	\$ 19.49	26.79	37.46
BUILDING	LIGHTING	FIXTURE	CEILING 1-BULB	GENERAL	Seasons® 13.25 In. 1-Light Incandescent Flush Mount Light (Bronze)	HDS	\$ 40.19	35.39	-11.94
BUILDING	LIGHTING	FIXTURE	CEILING 2-BULB	GENERAL	Seasons® 2-Light Incandescent Flush Mount Light (Brushed Nickel)	HDS	\$ 41.29	39.99	-3.15
BUILDING	LIGHTING	FIXTURE	GLOBE REPLACEMENT	GENERAL	Lithonia Lighting® Acrylic Light Fixture Cover	HDS	\$ 35.29	35.29	0.00

Sales & Service: Schedule of Fees

Effective: July 01, 2025

CATEGORY	SUBCATEGORY	SUBSUBCATEGORY	SUBSUBSUBCATEGORY	SITE	ITEM DESCRIPTION	VENDOR	2024	2025	% Change
*RATE	Late Fee	Fee	Late Fee on Rent	All	Late Fee for Rent Payments Made After the 6th Calendar Day of the Month	RHA	5% of the total rent charge	5% of the total rent charge	0.00
BUILDING	LIGHTING	FIXTURE	GLOBE, REPLACEMENT	GENERAL	Alabaster-Style Bowl Glass	HDS	\$ 41.29	44.29	7.27
BUILDING	LIGHTING	FIXTURE	GLOBE, REPLACEMENT, CEILING FAN	GENERAL	White Schoolhouse Glass 5H x 7" Diameter 4" Fitter	HDS	\$ 24.79	49.29	98.83
BUILDING	LIGHTING	FIXTURE	PORCH	GENERAL	Satco® 5.5 X 8.5 In. Incandescent Outdoor Wall Sconce (Black)	HDS	\$ 36.07	36.07	0.00
BUILDING	LIGHTING	FIXTURE	T8, 2-BULB	GENERAL	Lithonia Lighting® 48 in. 2-Light Fluorescent Wraparound Light	HDS	\$ 65.29	69.99	7.20
BUILDING	LIGHTING	FIXTURE	T8, 4-BULB	GENERAL	Lithonia Lighting® 48 In. 4-Light Fluorescent Flush Mount Light	HDS	\$ 118.99	127.00	6.73
BUILDING	LIVING ROOM	CEILING FAN	4 BLADE	GENERAL	Seasons® Torrey™ 42 In. 4-Blade Ceiling Fan W/ Light (White)	HDS	\$ 65.29	54.99	-15.78
BUILDING	LIVING ROOM	CEILING FAN	5 BLADE	GENERAL	Seasons® 99014 Ceiling Fan Blade, 5 Blades, White/bleached Oak	HDS	\$ 118.99	123.79	4.03
BUILDING	LIVING ROOM	ELECTRICAL	CABLE/PHONE JACK, per ea.	GENERAL	Hubbell 1-Gang Molded-In Decorator Frame W/Jack	HDS	\$ 7.69	2.98	-61.25
BUILDING	WINDOW	BLINDS	24"-42"	GENERAL	Window Blinds	HDS	\$ 107.79	34.13	-68.34
BUILDING	WINDOW	BLINDS	40"-78"	GENERAL	Window Blinds	HDS	\$ 47.99	32.80	-31.65
BUILDING	WINDOW	BLINDS	78"-150"	GENERAL	Window Blinds	HDS	\$ 98.99	98.99	0.00
BUILDING	WINDOW	BLINDS	115" x 55	GENERAL	Window Blinds	MDW	\$ 129.63	129.63	0.00
BUILDING	WINDOW	BLINDS	48 x 84" 2	GENERAL	Window Blinds	MDW	\$ 67.23	40.95	-39.09
BUILDING	WINDOW	BLINDS	66" x 120" 2	GENERAL	Window Blinds	MDW	\$ 85.99	85.99	0.00
BUILDING	WINDOW	BLINDS	79" x 55" 2	GENERAL	Window Blinds	MDW	\$ 108.84	108.84	0.00
BUILDING	WINDOW	BLINDS	92" x 55" 2	GENERAL	Window Blinds	MDW	\$ 93.73	93.73	0.00
BUILDING	WINDOW	CURTAIN ROD		GENERAL	Patio Curtain Rod	HDS	New item	39.98	N/A
BUILDING	WINDOW	SASH LOCK	SLIDING SNAP	GENERAL	2-1/16" White Window Sash Lock	HDS	\$ 6.91	6.91	0.00
BUILDING			BASEBOARD	GENERAL	Woodgrain Millwork 3-1/4" x 12'-1/2" Primed MDF Colonial Base	HDS	\$ 83.68	12.51	-85.05
BUILDING			DRYWALL	GENERAL	Construction Metals 16 x 16 in. Drywall Patch Repair Sheet	HDS	\$ 6.19	22.65	265.91
SERVICE	CLEANING	CARPET	DIAMOND SHINE JANITORIAL	GENERAL	PER CONTRACT RATES	DSJ	Contract	Contract	
SERVICE	CLEANING	GENERAL	DIAMOND SHINE JANITORIAL	GENERAL	PER CONTRACT RATES	DSJ	Contract	Contract	
SERVICE	CLEANING	VACANCY	DIAMOND SHINE JANITORIAL	GENERAL	PER CONTRACT RATES	DSJ	Contract	Contract	
SERVICE	DISPOSAL FEE	ELECTRONICS	ELECTRONICS	GENERAL	PER ITEM	WMI	\$ 65.00	65.00	0.00
SERVICE	DISPOSAL FEE	MISC WASTE	MISC WASTE	GENERAL	PER CUBIC YARD Receipt Only	WMI	Contract	Contract	
SERVICE	ELECTRICAL		MERIT ELECTRICAL	GENERAL	HOURLY SERVICE RATE PER CONTRACT	MEC	Contract	Contract	
SERVICE	ELECTRICAL		MERIT ELECTRICAL	GENERAL	OVERTIME/HOLIDAY HOURLY SERVICE RATE PER CONTRACT	MEC	Contract	Contract	
SERVICE	FLOORING	CARPET	INSTALLATION/REPAIR		CONTRACT QUOTE ONLY	FS	Contract	Contract	
SERVICE	FLOORING	VINYL	INSTALLATION/REPAIR		CONTRACT QUOTE ONLY	FS	Contract	Contract	
SERVICE	PAINTING	ALL ROOMS/UNITS	2 or more COATS	MCGRW	PER CONTRACT RATES	JFP	Contract	Contract	
SERVICE	WINDOW	GLASS	REPLACEMENT, LABOR	GENERAL	PER CONTRACT RATES	CGC	Contract	Contract	
SERVICE	WINDOW	SCREEN	REPAIR	CARVILLE CT	KITCHEN	SSC	\$ 13.50	14.45	7.00
SERVICE	WINDOW	SCREEN	REPAIR	CARVILLE CT	LIVING ROOM / BEDROOM	SSC	\$ 17.50	18.73	7.00
SERVICE	WINDOW	SCREEN	REPAIR	CARVILLE CT	PATIO	SSC	\$ 35.00	37.45	7.00
SERVICE	WINDOW	SCREEN	REPAIR	D&K HORIZONS	KITCHEN	SSC	\$ 15.12	16.18	7.00
SERVICE	WINDOW	SCREEN	REPAIR	D&K HORIZONS	LIVING ROOM / BEDROOM	SSC	\$ 18.63	19.93	7.00
SERVICE	WINDOW	SCREEN	REPAIR	ESSEX	BEDROOM	SSC	\$ 16.74	17.91	7.00
SERVICE	WINDOW	SCREEN	REPAIR	ESSEX	KITCHEN	SSC	\$ 12.42	13.29	7.00
SERVICE	WINDOW	SCREEN	REPAIR	ESSEX	LIVING ROOM	SSC	\$ 18.36	19.65	7.00
SERVICE	WINDOW	SCREEN	REPAIR	HAWKVIEW	BATHROOM	SSC	\$ 13.34	14.27	7.00
SERVICE	WINDOW	SCREEN	REPAIR	HAWKVIEW	BEDROOM	SSC	\$ 16.25	17.39	7.00
SERVICE	WINDOW	SCREEN	REPAIR	HAWKVIEW	KITCHEN	SSC	\$ 15.00	16.05	7.00
SERVICE	WINDOW	SCREEN	REPAIR	HAWKVIEW	LIVING ROOM	SSC	\$ 17.11	18.31	7.00
SERVICE	WINDOW	SCREEN	REPAIR	MCGRW / SILVER SAGE	BEDROOM	SSC	\$ 15.75	16.85	7.00
SERVICE	WINDOW	SCREEN	REPAIR	MCGRW / SILVER SAGE	KITCHEN	SSC	\$ 10.71	11.46	7.00
SERVICE	WINDOW	SCREEN	REPAIR	MCGRW / SILVER SAGE	LIVNG ROOM	SSC	\$ 17.01	18.20	7.00
SERVICE	WINDOW	SCREEN	REPAIR	MINERAL MANOR	BEDROOM	SSC	\$ 19.00	20.33	7.00
SERVICE	WINDOW	SCREEN	REPAIR	MINERAL MANOR	KITCHEN	SSC	\$ 17.50	18.73	7.00
SERVICE	WINDOW	SCREEN	REPAIR	MINERAL MANOR	LIVING ROOM	SSC	\$ 29.05	31.08	7.00
SERVICE	WINDOW	SCREEN	REPAIR	MYRA BIRCH	DINING ROOM	SSC	\$ 19.44	20.80	7.00
SERVICE	WINDOW	SCREEN	REPAIR	MYRA BIRCH	ENTRY	SSC	\$ 16.20	17.33	7.00
SERVICE	WINDOW	SCREEN	REPAIR	MYRA BIRCH	LIVING ROOM / BEDROOM	SSC	\$ 19.71	21.09	7.00
SERVICE	WINDOW	SCREEN	REPAIR	MYRA BIRCH	PATIO	SSC	\$ 35.00	37.45	7.00
SERVICE	WINDOW	SCREEN	REPAIR	PILGRIM'S REST	BATHROOM	SSC	\$ 7.29	7.80	7.00
SERVICE	WINDOW	SCREEN	REPAIR	PILGRIM'S REST	BEDROOM	SSC	\$ 14.58	15.60	7.00
SERVICE	WINDOW	SCREEN	REPAIR	PILGRIM'S REST	KTCHEN	SSC	\$ 12.96	13.87	7.00
SERVICE	WINDOW	SCREEN	REPAIR	PILGRIM'S REST	LIVING ROOM	SSC	\$ 18.63	19.93	7.00
SERVICE	WINDOW	SCREEN	REPAIR	SILVERADA	BEDROOM	SSC	\$ 14.49	15.50	7.00
SERVICE	WINDOW	SCREEN	REPAIR	SILVERADA	LIVING ROOM	SSC	\$ 15.75	16.85	7.00
SERVICE	WINDOW	SCREEN	REPAIR	SILVERADA	PATIO	SSC	\$ 35.00	37.45	7.00
SERVICE	WINDOW	SCREEN	REPAIR	STEAD	BATHROOM	SSC	\$ 13.34	14.27	7.00
SERVICE	WINDOW	SCREEN	REPAIR	STEAD	BEDROOM	SSC	\$ 18.56	19.86	7.00
SERVICE	WINDOW	SCREEN	REPAIR	STEAD	KITCHEN	SSC	\$ 17.11	18.31	7.00
SERVICE	WINDOW	SCREEN	REPAIR	STEAD	LIVING ROOM	SSC	\$ 22.14	23.69	7.00

Sales & Service: Schedule of Fees

Effective: July 01, 2025

CATEGORY	SUBCATEGORY	SUBSUBCATEGORY	SUBSUBSUBCATEGORY	SITE	ITEM DESCRIPTION	VENDOR	2024	2025	% Change
*RATE	Late Fee	Fee	Late Fee on Rent	All	Late Fee for Rent Payments Made After the 6th Calendar Day of the Month	RHA	5% of the total rent change	5% of the total rent charge	0.00
SERVICE	WINDOW	SCREEN	REPAIR	TOM SAWYER	BEDROOM	SSC	\$ 13.44	14.38	7.00
SERVICE	WINDOW	SCREEN	REPAIR	TOM SAWYER	LIVING ROOM	SSC	\$ 25.96	27.78	7.00
SERVICE	WINDOW	SCREEN	REPAIR	TOM SAWYER	PATIO	SSC	\$ 35.00	37.45	7.00
SERVICE	WINDOW	SCREEN	REPAIR	WILLIE J WYNN	ALL	SSC	\$ 21.75	23.27	7.00
SERVICE	WINDOW	SCREEN	REPAIR	YORKSHIRE	BEDROOM	SSC	\$ 15.39	16.47	7.00
SERVICE	WINDOW	SCREEN	REPAIR	YORKSHIRE	LIVING ROOM	SSC	\$ 18.64	19.94	7.00
SERVICE	WINDOW	SCREEN	REPAIR	YORKSHIRE	PATIO	SSC	\$ 35.00	37.45	7.00
SERVICE	WINDOW	SCREEN	REPLACEMENT	CARVILLE CT	KITCHEN	SSC	\$ 15.12	16.18	7.00
SERVICE	WINDOW	SCREEN	REPLACEMENT	CARVILLE CT	LIVING ROOM / BEDROOM	SSC	\$ 19.60	20.97	7.00
SERVICE	WINDOW	SCREEN	REPLACEMENT	CARVILLE CT	PATIO	SSC	\$ 110.00	117.70	7.00
SERVICE	WINDOW	SCREEN	REPLACEMENT	D&K HORIZONS	KITCHEN	SSC	\$ 17.67	18.91	7.00
SERVICE	WINDOW	SCREEN	REPLACEMENT	D&K HORIZONS	LIVING ROOM / BEDROOM	SSC	\$ 21.39	22.89	7.00
SERVICE	WINDOW	SCREEN	REPLACEMENT	ESSEX	BEDROOM	SSC	\$ 23.56	25.21	7.00
SERVICE	WINDOW	SCREEN	REPLACEMENT	ESSEX	KITCHEN	SSC	\$ 17.48	18.70	7.00
SERVICE	WINDOW	SCREEN	REPLACEMENT	ESSEX	LIVING ROOM	SSC	\$ 25.84	27.65	7.00
SERVICE	WINDOW	SCREEN	REPLACEMENT	HAWKVIEW	BATHROOM	SSC	\$ 11.78	12.60	7.00
SERVICE	WINDOW	SCREEN	REPLACEMENT	HAWKVIEW	BEDROOM	SSC	\$ 18.60	19.90	7.00
SERVICE	WINDOW	SCREEN	REPLACEMENT	HAWKVIEW	KITCHEN	SSC	\$ 16.78	17.95	7.00
SERVICE	WINDOW	SCREEN	REPLACEMENT	HAWKVIEW	LIVING ROOM	SSC	\$ 20.47	21.90	7.00
SERVICE	WINDOW	SCREEN	REPLACEMENT	MCGRW / SILVER SAGE	BEDROOM	SSC	\$ 18.75	20.06	7.00
SERVICE	WINDOW	SCREEN	REPLACEMENT	MCGRW / SILVER SAGE	KITCHEN	SSC	\$ 12.72	13.61	7.00
SERVICE	WINDOW	SCREEN	REPLACEMENT	MCGRW / SILVER SAGE	LIVNG ROOM	SSC	\$ 20.25	21.67	7.00
SERVICE	WINDOW	SCREEN	REPLACEMENT	MINERAL MANOR	BEDROOM	SSC	\$ 25.56	27.35	7.00
SERVICE	WINDOW	SCREEN	REPLACEMENT	MINERAL MANOR	KITCHEN	SSC	\$ 21.70	23.22	7.00
SERVICE	WINDOW	SCREEN	REPLACEMENT	MINERAL MANOR	LIVING ROOM	SSC	\$ 29.88	31.97	7.00
SERVICE	WINDOW	SCREEN	REPLACEMENT	MYRA BIRCH	DINING ROOM	SSC	\$ 22.32	23.88	7.00
SERVICE	WINDOW	SCREEN	REPLACEMENT	MYRA BIRCH	ENTRY	SSC	\$ 18.60	19.90	7.00
SERVICE	WINDOW	SCREEN	REPLACEMENT	MYRA BIRCH	LIVING ROOM	SSC	\$ 22.32	23.88	7.00
SERVICE	WINDOW	SCREEN	REPLACEMENT	MYRA BIRCH	PATIO	SSC	\$ 110.00	117.70	7.00
SERVICE	WINDOW	SCREEN	REPLACEMENT	PILGRIM'S REST	BATHROOM	SSC	\$ 8.37	8.96	7.00
SERVICE	WINDOW	SCREEN	REPLACEMENT	PILGRIM'S REST	BEDRRM	SSC	\$ 16.74	17.91	7.00
SERVICE	WINDOW	SCREEN	REPLACEMENT	PILGRIM'S REST	KTCHEN	SSC	\$ 14.88	15.92	7.00
SERVICE	WINDOW	SCREEN	REPLACEMENT	PILGRIM'S REST	LIVING ROOM	SSC	\$ 21.39	22.89	7.00
SERVICE	WINDOW	SCREEN	REPLACEMENT	SILVERADA	BEDROOM	SSC	\$ 17.25	18.46	7.00
SERVICE	WINDOW	SCREEN	REPLACEMENT	SILVERADA	LIVING ROOM	SSC	\$ 18.75	20.06	7.00
SERVICE	WINDOW	SCREEN	REPLACEMENT	SILVERADA	PATIO	SSC	\$ 150.00	160.50	7.00
SERVICE	WINDOW	SCREEN	REPLACEMENT	STEAD	BATHROOM	SSC	\$ 11.76	12.58	7.00
SERVICE	WINDOW	SCREEN	REPLACEMENT	STEAD	BEDROOM	SSC	\$ 26.88	28.76	7.00
SERVICE	WINDOW	SCREEN	REPLACEMENT	STEAD	KITCHEN	SSC	\$ 19.32	20.67	7.00
SERVICE	WINDOW	SCREEN	REPLACEMENT	STEAD	LIVING ROOM	SSC	\$ 31.16	33.34	7.00
SERVICE	WINDOW	SCREEN	REPLACEMENT	TOM SAWYER	BEDROOM	SSC	\$ 23.04	24.65	7.00
SERVICE	WINDOW	SCREEN	REPLACEMENT	TOM SAWYER	LIVING ROOM	SSC	\$ 27.36	29.28	7.00
SERVICE	WINDOW	SCREEN	REPLACEMENT	TOM SAWYER	PATIO	SSC	\$ 110.00	117.70	7.00
SERVICE	WINDOW	SCREEN	REPLACEMENT	WILLIE J WYNN	ALL	SSC	\$ 26.97	28.86	7.00
SERVICE	WINDOW	SCREEN	REPLACEMENT	YORKSHIRE	BEDROOM	SSC	\$ 17.67	18.91	7.00
SERVICE	WINDOW	SCREEN	REPLACEMENT	YORKSHIRE	LIVING ROOM	SSC	\$ 21.39	22.89	7.00
SERVICE	WINDOW	SCREEN	REPLACEMENT	YORKSHIRE	PATIO	SSC	\$ 110.00	117.70	7.00

D. Discussion and possible approval of the below listed donations from Board of Commissioner contingency funds. (For Possible Action)

- Commissioner Sullivan:

Program	Amount
RHA – Generation Elev8 Afterschool Program	\$2,500.00
RHA – Emergency Assistance Fund for Resident Services	\$2,140.00
RHA – Redirect Athletics	\$3,360.00
RHA – Jump Start Funding for Youth	\$1,000.00
Empowerment Center – General Donation	\$1,000.00

- Commissioner Aiazzi:

Program	Amount
RHA – Generation Elev8 Afterschool Program	\$2,500.00
RHA – Redirect Athletics	\$3,360.00
RHA – Start Smart Graduate Hardship Fund for Education	\$2,665.00

Staff Recommendation and Motion:

Staff recommends the Board motion to approve the requested donations as presented.

RENO HOUSING AUTHORITY

AGENDA ITEM NUMBER: 5

May 27, 2025

SUBJECT: Commissioner Reports (Discussion)

FROM: Executive Director

RECOMMENDATION: Discussion

RENO HOUSING AUTHORITY

AGENDA ITEM NUMBER: 6

May 27, 2025

SUBJECT: Executive Director/Secretary's Report. (Discussion)

FROM: Executive Director

RECOMMENDATION: Discussion

A. Update on Agency Activities

- RHA's Deputy Executive Director and other RHA staff participated in Affordable Housing Day at the state legislature on May 5, 2025. Staff met with Assemblymember Roth and Senator Krasner to discuss RHA's housing and other programs and attended other events to provide information on the need for affordable housing.
- RHA celebrated the official construction groundbreaking at its former Hawk View public housing site on May 15, 2025. Staff and Brinshore have discussed potentially renaming the newly developed complex and will be seeking board input on this item.
- Southern Nevada Regional Housing Authority (SNRHA) and RHA have entered into an agreement for RHA to review any potential conflict of interest applications for SNRHA programs. SNRHA will provide a fee for any files that are reviewed.
- The Executive Director is working with staff to schedule another property tour for elected officials later this summer. The tour will focus on RHA's resident services and supportive housing and provide information on these topics. A date is to be determined and will be shared with the board once available.
- RHA's Director of Development moderated a panel on affordable housing funding at the national MTW Collaborative conference and RHA's MTW Initiatives Manager participated as a panelist during a session on reporting metrics. The MTW Collaborative conference brought together representatives from most MTW-designated agencies to discuss hot topics, hear from HUD staff, and engage in information sharing.
- Rosa Ferrel, RHA's long-time General Office Clerk, is retiring after 30 years of service to RHA and its clients at our front desk. Her dedication to RHA's mission and the community is greatly appreciated, and the team wishes her well as she starts her next chapter!

B. Rental Assistance Voucher Programs/Asset Management

Rental Assistance

Voucher Type	Total Voucher Baseline	Vouchers Leased as of 5/1/25	Percent Leased	Vouchers Issued Not Yet Leased
Housing Choice Voucher	2,638	2,302	89%	47
VASH	446	414	93%	27
VASH – pending PBV awards	95	0	0%	0
EHV	108	106	98%	2
FYI	15	13	87%	1

Number HQS Inspections Conducted	Apr 2025	247
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City of Sparks Eviction Prevention Program

Total Funding Awarded	Total Assistance Approved as of 5/16/25	Number of Households Approved as of 5/16/25	Percent Funding Spent
\$1,455,000	\$1,426,417	289	98.7%

Homeless Prevention Program

Total Funding Awarded	Total Assistance Approved as of 5/1/25	Number of Households Approved as of 5/1/25	Percent Funding Spent
\$155,027.87	\$0	0	0%

Housing Choice Vouchers (HCV)

Description:

Vouchers used by clients to lease a unit in Washoe County of their choosing. Applicants are pulled from the RHA HCV Waitlist. These vouchers also include Project Based Vouchers. The RHA has chosen to project-base 131 of our HCV's to assist special populations obtain housing. Of the total 143 PBV units, 82 are assigned to RHA-owned properties. Lease-Up

Expectations:

Although our total voucher allocation is 2703 (increased from 2554 due to the Silverada RAD conversion), HUD has set the agency's leasing expectation at 2638 (a.k.a. RHA's MTW Baseline), which is the maximum leasing expectation set by HUD when RHA signed its MTW Contract. Funds provided by HUD to support the HCV program are also used to support the agency's MTW activities and therefore full lease up of all 2703 vouchers is not expected or suggested by HUD.

Veteran's Affairs Supporting Housing Vouchers (VASH)

Description:

Vouchers allocated by HUD with an ongoing partnership with the VA to serve homeless veterans. The VA provides case management services to participants. The VA makes direct referrals to

RHA of eligible clients and the RHA provides a VASH voucher. Currently, RHA has project-based 138 of these vouchers.

Emergency Housing Vouchers (EHV)

Description:

Vouchers allocated by HUD for the specific purpose of assisting homeless individuals or families or those at risk of homelessness in obtaining housing. RHA is partnering with five local agencies (Catholic Charities, Health Plan of Nevada, Washoe County Human Services-Our Place, Washoe County Housing and Homeless Services-Cares Campus, and Volunteers of America) that have experience providing services to this population. Direct referrals for the program must come from the regional Continuum of Care (CoC) coordinated entry system through the partner agency.

Lease-Up Expectations: HUD allows RHA to cumulatively lease to the 137 vouchers that were originally allocated. 29 vouchers were previously leased and moved off and have been removed from the baseline, leaving 108 vouchers available.

Foster Youth to Independence Vouchers (FYI)

Description:

Voucher allocated by HUD for the specific purpose of assisting foster youth aging out of the foster care system. RHA is partnering with Washoe County Human Services and Eddy House to provide direct referrals and case management to clients.

Asset Management

- Maintenance is in the final stages of completing the necessary repairs to the door jambs after finishing the screen door removal process at all public housing complexes. Maintenance also spent time energizing the irrigation system at all complexes and have started to make the necessary repairs where issues were noted. Residents at our scattered site properties were notified that maintenance would be out during the month of May to energize their irrigation systems and turn on swamp coolers. The Maintenance team also attended the Bloodborne Pathogen training provided by SCATS during the month of April.
- Management prepared for and completed property audits at Yorkshire Terrace (HUD HOME program audit) and Dick Scott Manor (City of Reno audit). RHA passed both audits with no findings. Management has also been working on noticing all residents about the upcoming irrigation and swamp cooler start up and lead based paint inspections.
- With the upcoming completion of the 2nd phase of the McGraw/Silver Sage rehabilitation, staff are coordinating cleaning and move schedules with Housing to Home (HTH) to ensure a smooth transfer process for the 3rd and final phase of construction for that project.
- Public Housing ended the month of March with 64 vacancies for an overall occupancy rate of 87.40% across all sites. Out of the 64 vacancies that remain, 24 of them are being used by residents of Stead, McGraw, and Silver Sage who have been temporarily relocated while rehabilitation is being completed in their units. We also had 8 public housing residents move to the mobility program where they have leased one of our scattered site houses that were vacant. Many of the other vacant units are within the properties that are undergoing rehabilitation where we will not lease them back up until construction is completed.

C. Update on Resident Services

Senior Services

Golden Groceries Food Pantry at Tom Sawyer:

Held on April 4th and 18th, serving 42 and 48 clients.

Produce on Wheels:

Provided fresh produce to seniors at Tom Sawyer on April 1st and 15th, with 25 and 19 residents served, respectively.

Workshops and Events:

- **Breakfast in a Jar Workshop** – April 8th at Tom Sawyer, attended by 15 residents. Led by Reno Food Systems, this interactive workshop taught participants how to prepare healthy, no-cook breakfast options using layered ingredients in mason jars—focusing on nutrition, convenience, and food access for seniors.
- **Social Engineering (Anti-Fraud) Workshop** – April 11th at Tom Sawyer, hosted in partnership with AARP. This workshop educated seniors on common scams and deceptive tactics used to manipulate individuals into revealing personal or financial information. Topics included phone and email fraud, phishing, identity theft prevention, and how to report suspicious activity.
- **Annual Thai New Year Health Fair** – April 13th, hosted by the Asian Community Development Council, served 30 participants.
- **Blood Pressure Checks** – April 15th at Willie J. Wynn, provided by Sanford Center for Aging, 7 participants.
- **Senior Day at the Legislature** – April 17th in Carson City. RHA coordinated with RTC to provide transportation for 20 seniors. Lunch was provided, and residents had the opportunity to observe live legislative sessions. Several elected officials also spoke directly with seniors about local policy and community priorities.
- **Community Garden Training** – April 23rd at Paradise Park, with 22 participants including residents and Resident Council leaders. This hands-on training was conducted in partnership with Reno Food Systems and the City of Reno, which has provided a dedicated garden plot at Paradise Park for RHA residents. The training covered sustainable gardening techniques, spring planting strategies, and fostered resident leadership in maintaining the space. The session also served as a kickoff for the upcoming community planting day and reinforced collaboration between RHA, residents, and city partners.
- **Young at Heart Dance Class** – Continues every Tuesday at Willie J. Wynn, averaging 5–6 participants.

Resident Council Activities

- Resident councils met throughout April and are planning upcoming May events including:
 - **Mother's Day Breakfast** – Hosted at Tom Sawyer.

- **Seniors in Service Recognition Day** – Honoring senior volunteers.
- **Memorial Day BBQ** – Combined with a community safety workshop.
- **Community Garden Seed Planting** – Scheduled at Paradise Park.

Workforce Development & Family Self-Sufficiency (FSS) Program

Workshops and Events:

- **Spending Plan Workshop** – Held on April 2nd, this workshop guided FSS participants through budgeting basics, identifying spending habits, and understanding the emotional drivers behind financial decisions using the “Money Habitudes” tool. Participants developed personalized spending plans to support long-term financial goals and self-sufficiency.
- **FSS Orientations** – Held on April 10, 23, and 24
- Planning continued for the **Homebuyer Seminar**, scheduled for May 17th in partnership with Security National Mortgage.

Youth Programs

Start Smart Program:

- **Banking Survival Guide Start Smart Workshop** – April 2nd: 15 youth attended, with 12 parents participating. In collaboration with Greater Nevada Credit Union this interactive Start Smart session introduced youth to essential banking concepts such as opening and managing checking/savings accounts, understanding debit vs. credit cards, tracking spending, avoiding fees, and setting financial goals. Youth learned how to read bank statements, navigate online/mobile banking, and protect themselves from fraud. The workshop emphasized building financial independence and confidence through real-life scenarios and practical tools.
- **First Tee Program** – Held weekly throughout April.
- **Summer Camp Enrollment** – Ongoing throughout April for summer programs.
- **Back-to-School Event** – In development for late July, focusing on resource connections and school readiness.
- **Attended SkillsUSA Competitions** – Held at The Row (Circus Circus, Silver Legacy, and Eldorado) and the Reno Events Center. Events were divided into three main categories: job interview role plays, advertising design challenges judged on computer-based work, and student-led presentations showcasing original projects. Resident Services staff served as a judge during the event, supporting youth in showcasing their skills and gaining real-world career readiness experience

Community Engagement:

- Presented the FSS program and Start Smart at the Washoe County School District's Monthly Counselor Meeting to enhance referral partnerships and increase awareness of self-sufficiency pathways for families.

- **Phishing Awareness Training** –RHA's IT Director also conducted phishing awareness training for Resident Services staff. The training focused on identifying suspicious emails, avoiding harmful links and attachments, and practicing safe digital communication to enhance cybersecurity across the department.
- **Met with the Air Force Drug Prevention Program** to explore a partnership for the upcoming Back to School event. The team is considering delivering a prevention training for both Start Smart and FSS participants.
- **Strengthened partnership with Communities In Schools (CIS)** through a strategic meeting to align efforts around student support, increase outreach to housing-connected families, and explore collaboration for family engagement events.

D. Update on Government & Public Affairs Activities

- RHA participated in Affordable Housing Day at the State Legislature on May 5 as part of the Nevada Housing Coalition.
- Continued to work with Flynn Guidici on items pertaining to the State legislative session.
- Started the next resident newsletter.
- Continued working with Resident Services staff on the Start Smart graduation program and event.
- Attended “IndyTalks: A conversation with Legislative leaders” on May 13, moderated by The Nevada Independent.
- Completed planning for the Hawk View redevelopment site groundbreaking on May 15.

E. Update on Development Department Activities

Silverada Manor

- Phase 1 construction is 60% complete.
- Sitework outside of Phase 1 pushed until late May.
- Phase 1 scheduled to be complete in the fall.

Hawk View

- Work started on foundations and retaining walls.
- Groundbreaking ceremony held on May 15th.
- Vertical construction scheduled to begin in May.

Stead Manor

- Phase 1 construction completion slightly delayed due to site work. It is now scheduled to be complete by early July.
- Residents in Phases 1 and 2 will receive relocation notices in early June and relocation will begin in early July.

McGraw Court/Silver Sage Court

- Phase 2 construction is 80% complete and on schedule to be fully complete by early June. Silver Sage will be completely rehabbed at the end of Phase 2.
- Residents in Phases 2 and 3 will received relocation notices in late April and relocation will begin in early June.

Carville Court

- Following Board approval in April, RHA executed an architectural services contract with H+K Architects for the Carville Court Redevelopment project.
- RHA received 8 statements of qualifications in response to the Request for Qualifications (RFQ) for a CMAR. A 3-person evaluation committee completed the first round of evaluations and created a shortlist of 5 firms that will move onto interviews in the second round. Interviews occurred May 5-9 and CORE Construction was selected by the evaluation committee.
- RHA is currently finalizing a CMAR contract for up to \$20,000 and aims for the Executive Director to execute the contract by early June.

Essex Manor

- Development Department has brought JKAE's architectural services proposal and task order for the Essex Manor Community Building rehabilitation for up to \$195,000 for board review and approval.
- Once the task order is executed, the design phase will begin and is expected to be complete by September 2025.
- Construction is expected to begin in October 2025.

Capital Fund

- No updates for capital fund projects as of the May board meeting.

Reno Avenue

- No updates for this project as of the May board meeting.

2026 I Street

- No updates for this project as of the May board meeting.

F. Update on Information Technology Activities

Yardi Implementation

- Final Go Live tasks for Rent Café are on track.

Other information/initiatives

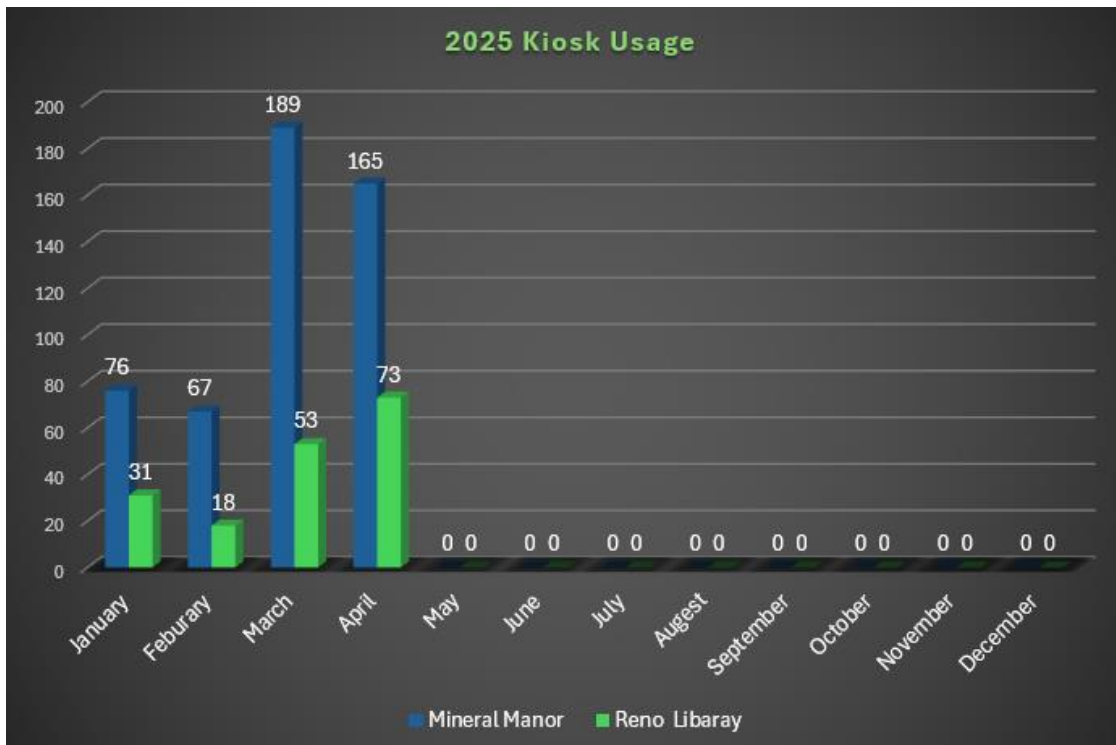
- The laptop replacement project is progressing and is about 88% complete.

Cybersecurity

- In-person cybersecurity awareness training has been completed by all RHA staff.

- On going - Proactively enhancing RHA's cybersecurity posture to effectively counter current cyber threats and develop robust mitigation strategies.

Kiosk Sessions by Month



G. Update on MTW Activities

2025 MTW Conference

- In addition to serving on the planning committee, RHA's MTW Initiatives & Housing Policy Manager participated as a panelist on the "Navigating the New Era of MTW Reporting: Strategies and Solutions" session during this year's MTW Conference. The session allowed panelists to share the approach their agency is taking in preparing the MTW Annual Report using HUD's new reporting requirements and allowed for a collaborative space to brainstorm solutions to common challenges.

Direct Rental Assistance

- Two sessions specific to DRA (program design models and a research roundtable) were included in this year's MTW Conference. In addition, HUD's MTW Office specifically highlighted Reno, among others, as having submitted a proposed DRA model during their Leadership Panel and Closing Remarks.
- Following the MTW Conference, staff participated in a working lunch at the National Housing Center in DC. This in-person networking opportunity brought researchers from NYU, MDRC, University of Pennsylvania and Enterprise Community Partners and agencies who are actively working on different DRA approaches together to learn from one another.
- Staff continue to work with HUD's MTW Office and the Housing Solutions Lab at the NYU Furman Center on the Direct Rental Assistance pilot program. In the coming months, staff will

begin to compile and review educational materials for enrollment and implementation. Researchers from NYU have also indicated their desire to travel to Reno for a site visit as the two agencies prepare to work together on this exciting research.

FY 2025 Annual Report / MTW Initiatives Focus Groups

- Preparation for RHA's Annual MTW Report to HUD is underway. Initial steps include data pulls on current activities as well as disseminating surveys to Mobility Demonstration participants for analysis by the University of Washington. The data presented in this year's report will be different as HUD has retired the use of their standard metrics. As with all 39 initial MTW agencies, RHA now has broad discretion in determining what should be reported on and how we report on each of the agency's implemented initiatives. With this change from HUD, staff can focus on what data is relevant to the agency and how that data is presented to residents and stakeholders.
- Previously, RHA's Annual MTW Report provided a lot of number driven data, but the overall human element of our activities has been minimal. To better understand the impact of RHA's MTW initiatives on the households we serve, RHA's MTW team is developing new ways to gather information directly from the residents themselves. In addition to conducting focus groups on a specific MTW initiative, staff conducted one on one interviews to accurately report on the "people" piece of our activities while allowing our clients to discuss changes that could be made to make the initiatives more successful.

Needs Assessment Survey

- RHA's MTW Policy & Planning Analyst has compiled the responses received from this year's needs assessment survey. Staff is currently reviewing this information and will use this data to better understand the current needs/barriers faced by our residents. Gaps in programming to fill some of those needs are also being identified.

H. Update on Legal Inquiries

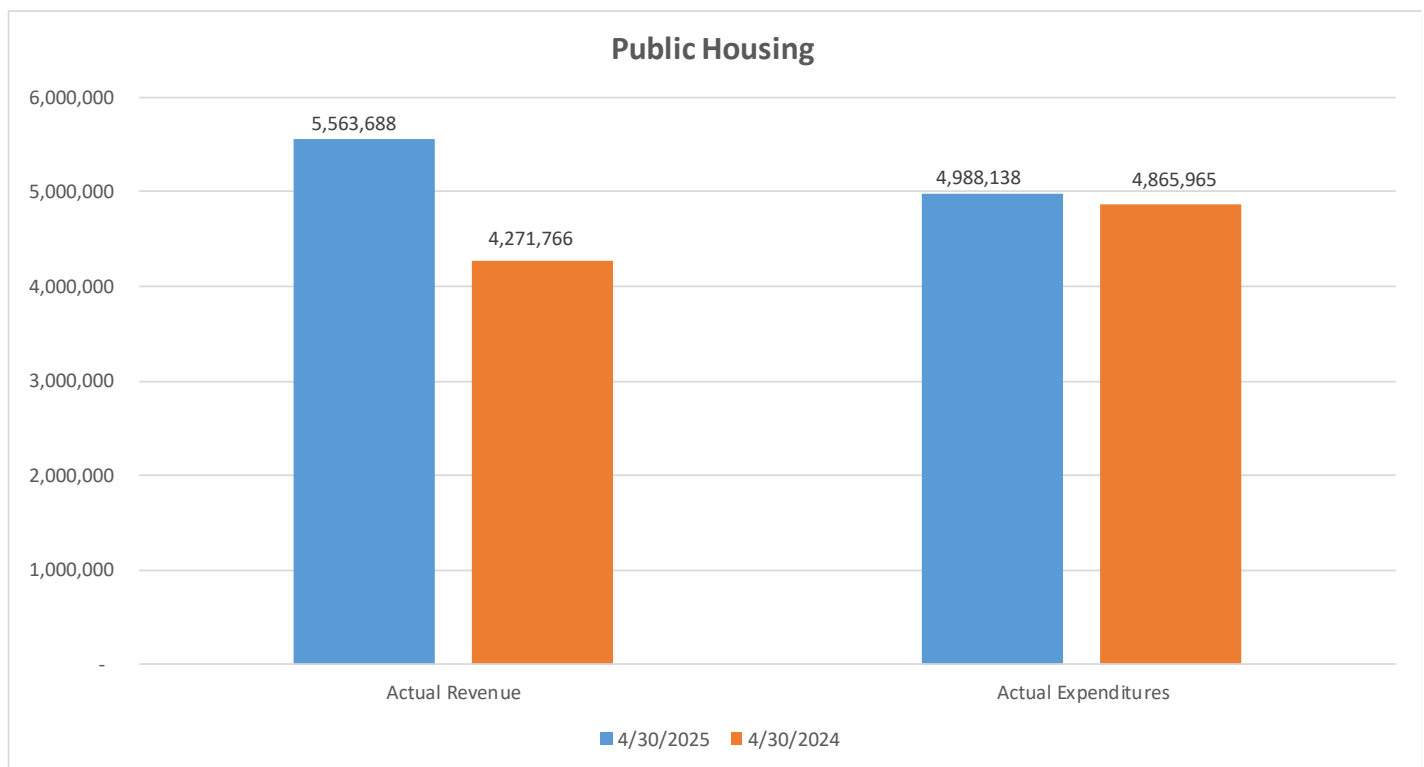
No legal updates.

I. Financials

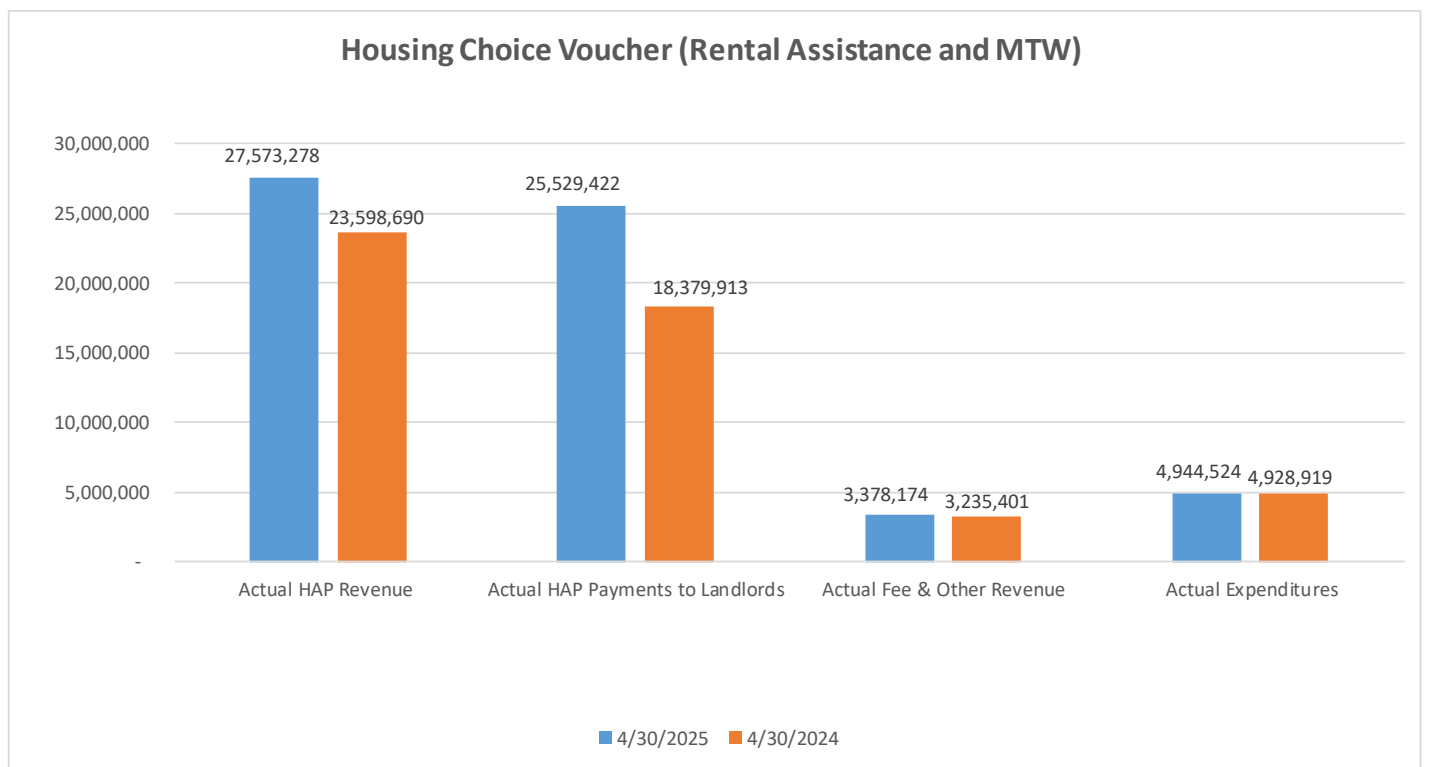
See attached graphics on the following pages.

**ENTITY-WIDE FINANCIAL REPORT
FOR THE 10 MONTHS ENDED APRIL 30, 2025**

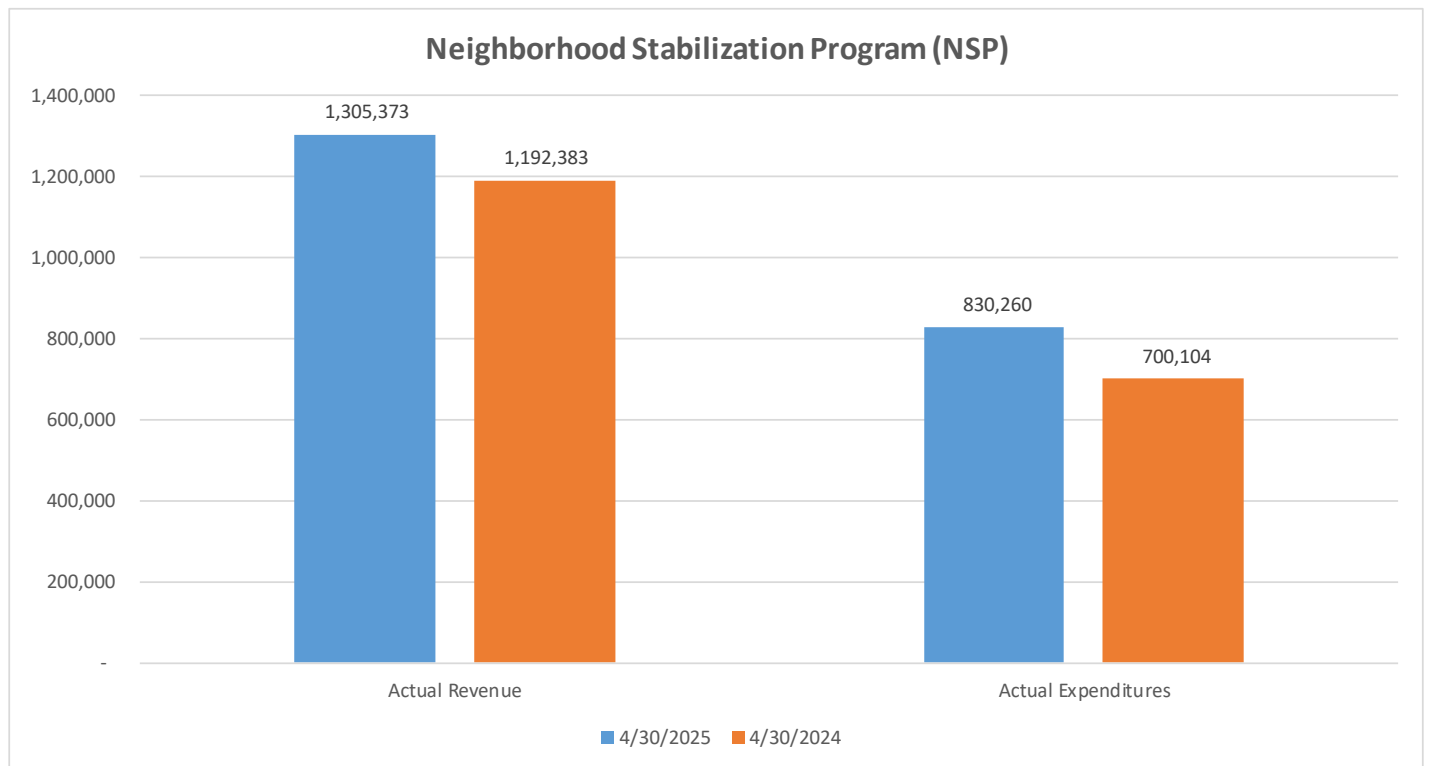
Public Housing	4/30/2025	4/30/2024	Variance	Variance Percentage
Actual Revenue	5,563,688	4,271,766	1,291,922	30.24%
Budgeted Revenue	3,969,265	4,403,649	(434,384)	-9.86%
Actual Expenditures	4,988,138	4,865,965	122,173	2.51%
Budgeted Expenditures	4,312,172	5,510,494	(1,198,322)	-21.75%
Actual Surplus (deficit)	575,549	(594,200)	1,169,749	-196.86%



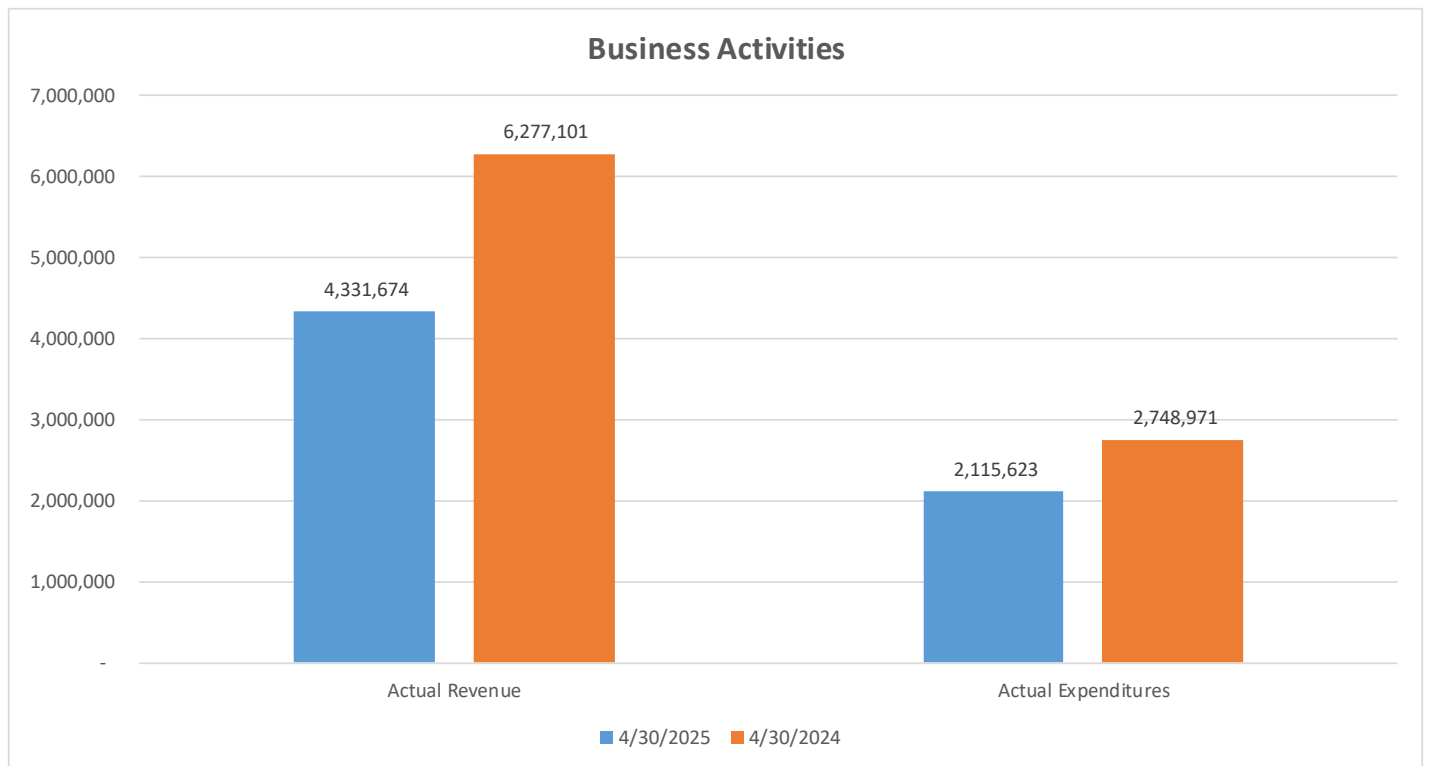
Housing Choice Voucher (Rental Assistance and MTW)	4/30/2025	4/30/2024	Variance	Variance Percentage
Actual HAP Revenue	27,573,278	23,598,690	3,974,588	16.84%
Budgeted HAP Revenue	23,560,550	23,291,806	268,744	1.15%
Actual HAP Payments to Landlords	25,529,422	18,379,913	7,149,508	38.90%
Budgeted HAP Payments to Landlords	21,464,690	20,579,958	884,732	4.30%
<i>HAP Surplus (Deficit)</i>	<i>2,043,856</i>	<i>5,218,777</i>	(3,174,920)	0.00%
Actual Fee & Other Revenue	3,378,174	3,235,401	142,773	4.41%
Budgeted Fee & Other Revenue	3,350,390	2,501,486	848,904	33.94%
Actual Expenditures	4,944,524	4,928,919	15,606	0.32%
Budgeted Expenditures	5,451,090	4,357,220	1,093,870	25.10%
<i>Unrestricted Profit (Loss)</i>	<i>(1,566,350)</i>	<i>(1,693,518)</i>	127,168	-7.51%
Actual Surplus (deficit)	477,506	3,525,259	(3,047,753)	-86.45%



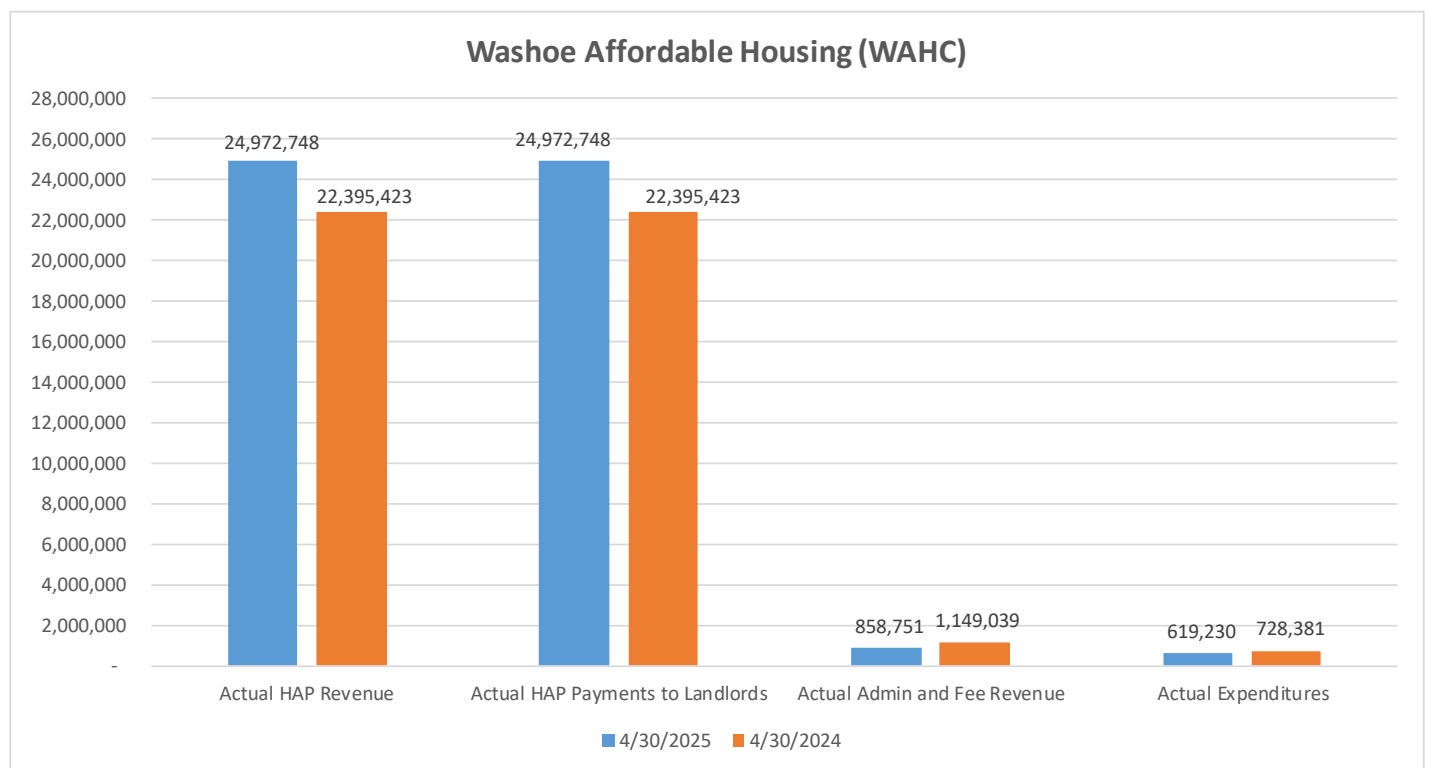
Neighborhood Stabilization Program (NSP)	4/30/2025	4/30/2024	Variance	Variance Percentage
Actual Revenue	1,305,373	1,192,383	112,990	9.48%
Budgeted Revenue	1,213,730	1,176,740	36,990	3.14%
Actual Expenditures	830,260	700,104	130,155	18.59%
Budgeted Expenditures	817,590	699,988	117,602	16.80%
Actual Restricted Surplus (deficit)	475,113	492,279	(17,166)	-3.49%



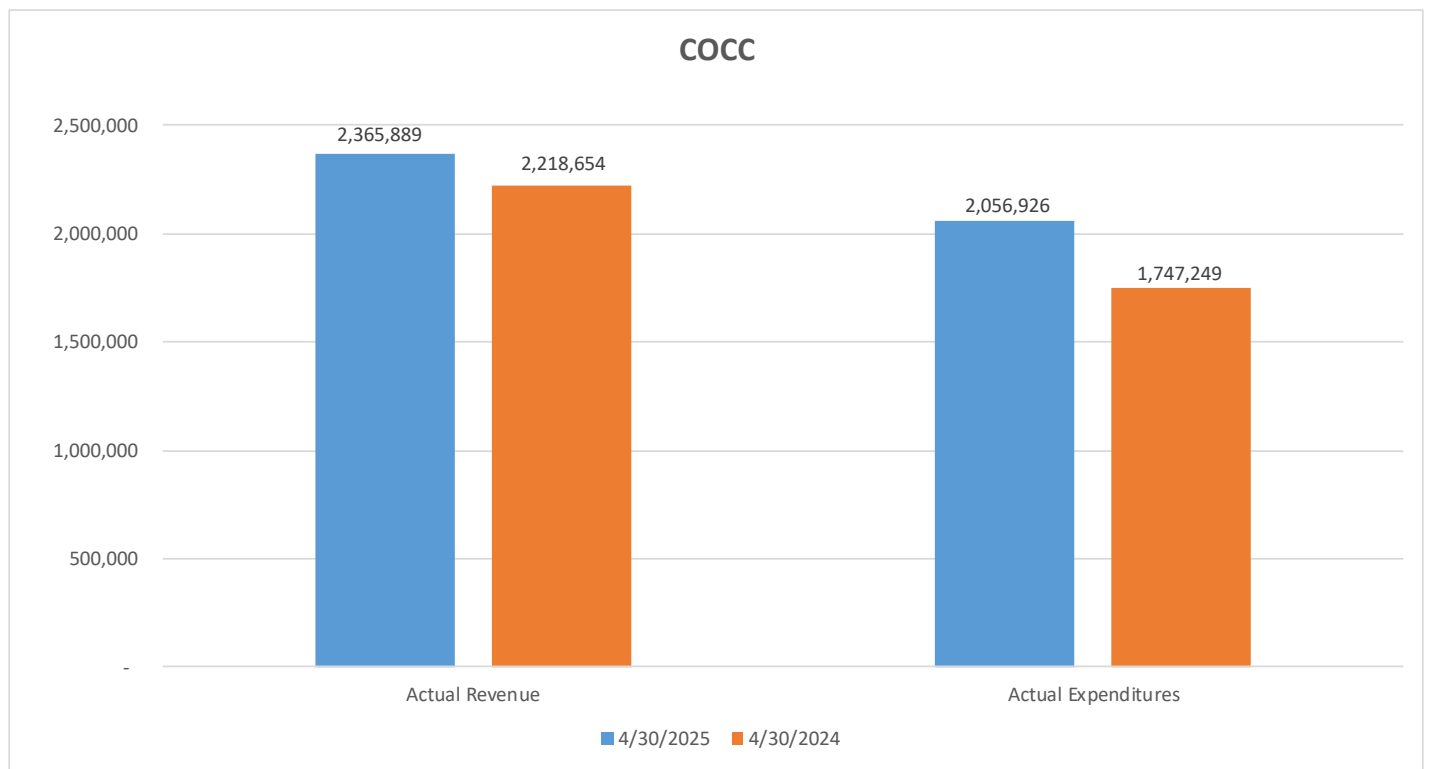
Business Activities	4/30/2025	4/30/2024	Variance	Variance Percentage
Actual Revenue	4,331,674	6,277,101	(1,945,427)	-30.99%
Budgeted Revenue	3,663,090	3,304,940	358,150	10.84%
Actual Expenditures	2,115,623	2,748,971	(633,349)	-23.04%
Budgeted Expenditures	1,933,661	1,410,900	522,761	37.05%
Actual Unrestricted Surplus (deficit)	2,216,052	3,528,130	(1,312,078)	-37.19%



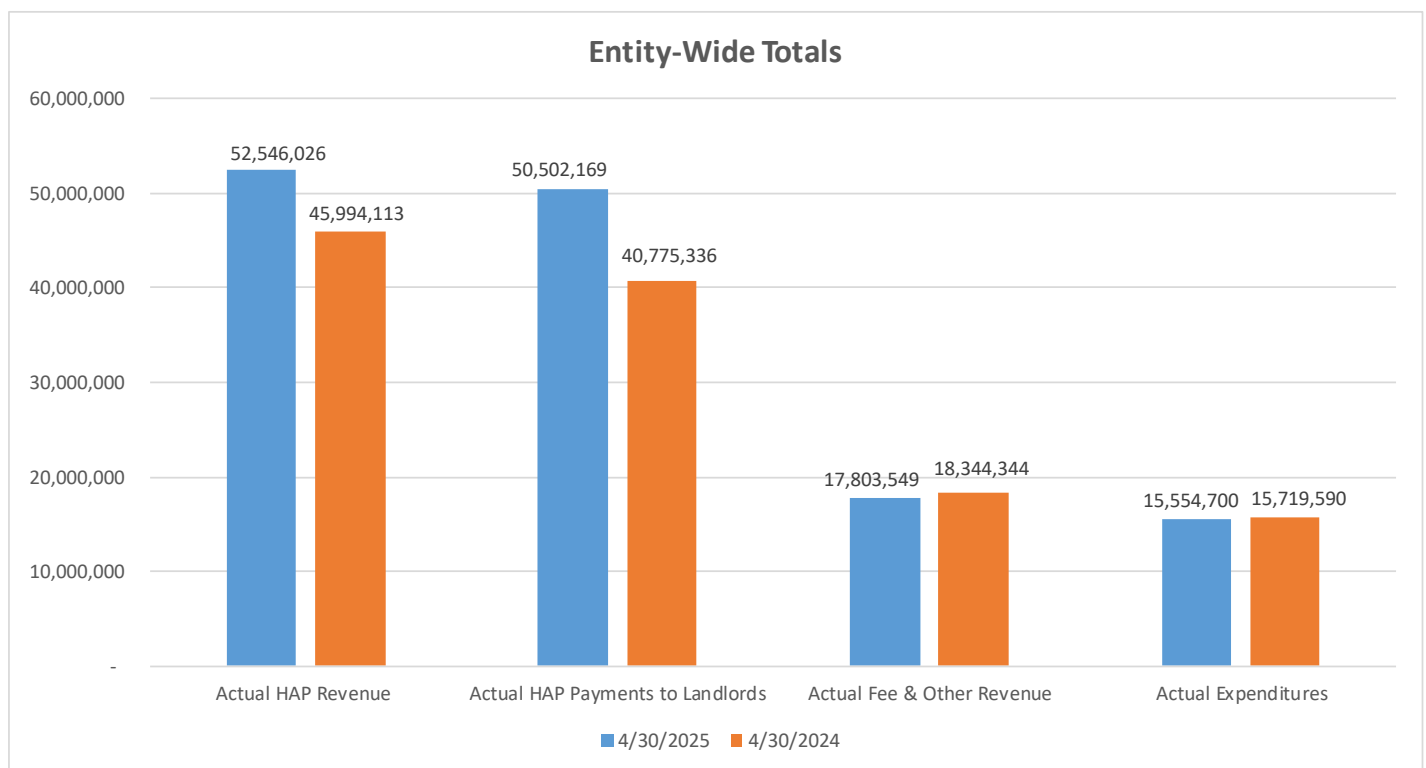
Washoe Affordable Housing (WAHC)	4/30/2025	4/30/2024	Variance	Variance Percentage
Actual HAP Revenue	24,972,748	22,395,423	2,577,325	11.51%
Budgeted HAP Revenue	21,948,839	22,346,573	(397,734)	-1.78%
Actual HAP Payments to Landlords	24,972,748	22,395,423	2,577,325	11.51%
Budgeted HAP Payments to Landlords	21,948,839	22,346,573	(397,734)	-1.78%
<i>HAP Surplus (Deficit)</i>	-	-	-	0.00%
Actual Admin and Fee Revenue	858,751	1,149,039	(290,289)	-25.26%
Budgeted Admin and Fee Revenue	1,012,890	864,199	148,691	17.21%
Actual Expenditures	619,230	728,381	(109,151)	-14.99%
Budgeted Expenditures	773,037	660,322	112,715	17.07%
<i>Unrestricted Profit (Loss)</i>	<i>239,521</i>	<i>420,658</i>	<i>(181,137)</i>	<i>-43.06%</i>
Actual Surplus (deficit)	239,521	420,658	(181,137)	-43.06%



COCC	4/30/2025	4/30/2024	Variance	Variance Percentage
Actual Revenue	2,365,889	2,218,654	147,235	6.64%
Budgeted Revenue	2,321,410	1,823,249	498,161	27.32%
Actual Expenditures	2,056,926	1,747,249	309,676	17.72%
Budgeted Expenditures	2,980,980	2,589,444	391,536	15.12%
Actual Unrestricted Surplus (deficit)	308,963	471,405	(162,442)	-34.46%



Entity-Wide Totals	4/30/2025	4/30/2024	Variance	Variance Percentage
Actual HAP Revenue	52,546,026	45,994,113	6,551,913	14.25%
Budgeted HAP Revenue	45,509,389	45,638,379	(128,990)	-0.28%
Actual HAP Payments to Landlords	50,502,169	40,775,336	9,726,833	23.85%
Budgeted HAP Payments to Landlords	43,413,529	42,926,532	486,998	1.13%
<i>HAP Surplus (Deficit)</i>	<i>2,043,856</i>	<i>5,218,777</i>	<i>(3,174,920)</i>	<i>-60.84%</i>
Actual Fee & Other Revenue	17,803,549	18,344,344	(540,796)	-2.95%
Budgeted Fee & Other Revenue	15,530,775	14,074,263	1,456,512	10.35%
Actual Expenditures	15,554,700	15,719,590	(164,890)	-1.05%
Budgeted Expenditures	16,268,529	15,228,369	1,040,160	6.83%
<i>Unrestricted Profit (Loss)</i>	<i>2,248,848</i>	<i>2,624,754</i>	<i>(375,905)</i>	<i>-14.32%</i>
Actual Surplus (deficit)	4,292,705	7,843,531	(3,550,826)	-45.27%



RENO HOUSING AUTHORITY

AGENDA ITEM NUMBER: 7

May 27, 2025

SUBJECT: Discussion and possible adoption of Resolution 25-05-02 RH approving the FY2026 RHA budget.

FROM: Executive Director

RECOMMENDATION: For Possible Action

Background:

RHA must submit a board-approved annual operating budget to HUD by June 30 of every year. This draft FY26 budget is being presented for Board review and approval.

The FY Budget is based on the FY25 7-month actual income and expenses with the remaining 5 months of FY25 extrapolated. Variances between the FY26 budgeted figures and the FY25 projected actual income and expenses are provided. In cases in which FY25 actuals were not in alignment with FY24 actuals, further investigation was made to determine an accurate figure for the basis of the FY26 budget.

The current budget includes the following considerations:

- RHA's Annual Budget Authority (ABA) for Housing Assistance Payment (HAP) has been reflected based on the May 9, 2025, funding notification.
- Salaries and benefits have been increased based on anticipated merit and COLA increases. The reflected COLA increase is after PERS adjustment.
- Materials and contracted services have been increased by an inflation factor of 3% based on CPI estimates as of 3/1/2025.
- Insurance premiums were increased by 3%.
- Audit fees were increased by 8% based on FY25 fees.
- Training budgets were updated based on department needs and include anticipated associated travel expenses.
- Employee salaries have been reviewed to ensure staff time allocations are appropriate.
- Estimated overtime has been budgeted.
- Currently vacant positions that will be filled in FY26 have been budgeted.
- Newly requested positions have been budgeted.
- City of Reno stormwater fees have been budgeted for RHA-owned properties.
- Operating expenses (utilities, etc.) have been budgeted for Paradise Plaza.
- Operating expenses (utilities, etc.) have been budgeted for Reno Ave.
- IT equipment replacement has been budgeted for the remaining aging laptops and other IT equipment.

- Resident Services events, such as Start Smart Graduation and FSS Graduation, have been budgeted.
- Youth activities have been budgeted to include expenses not covered by donations or grants.
- Funds to continue stocking Golden Groceries have been budgeted; however, current donation/grant funding covers this expense entirely for FY26.
- Landlord Engagement has been budgeted to include a Landlord Appreciation event as well as funds to support landlord outreach.
- Ongoing staffing and MTW activity funding has been budgeted utilizing RHA's Annual Budget Authority. Utilizing RHA's MTW flexibilities reduces expenses to the Central Office Cost Center (COCC).
- Provisions for unanticipated contracts have been budgeted.
- Funding to allow the Executive Director to exercise employee salary-related flexibility has been budgeted.
- Public Housing needed one-time operating expenses have been included.
- Scattered site needed one-time operating expenses have been included based on anticipated needs.

Staff Recommendation and Motion:

Staff recommends the Board motion to approve the FY26 annual budget as presented.

Reno Housing Authority Annual Operating Budget FY 2026

Period = July 2025-Jun 2026

Exhibit 250502-A

		FY25					FY26 Budget	
		Anticipated	FY25	Budget to Actual	FY25 Budget to Actual	FY26	to FY25 Actual	FY26 Budget to FY25 Actual
		Actual	Budget	% Variance	Variance Comments	Budget	Variance	Variance Comments
Revenue & Expenses								
3000-00-000	INCOME							
3100-00-000	TENANT INCOME							
3101-00-000	Rental Income							
3110-00-000	Rent Income-Gross Potential	0.00	0.00	0%		0.00	0%	
3111-00-000	Tenant Rent	6,396,769.44	7,099,481.00	-10%	Rent + Subsidy Budgeted = \$7,676,634	6,970,560.00	9%	HUD Inflation factor
3111-01-000	Garage Rent	0.00	0.00	0%		0.00	0%	
3111-02-000	Storage Rent	0.00	0.00	0%		0.00	0%	
3111-03-000	Non-Dwelling Rent	171,711.43	174,052.57	-1%		152,308.00	-11%	Childcare center rent removed
3112-00-000	LIPH FSS Escrow Payments	0.00	0.00	0%		0.00	0%	
3112-01-000	Tenant Based Subsidy	1,068,982.29	358,854.50	198%	Rent + Subsidy Actual = \$7,558.871	1,151,305.00	8%	
3112-02-000	Rental Assistance	0.00	0.00	0%		0.00	0%	
3112-03-000	Utility Reimbursement -59 & TC	0.00	0.00	0%		0.00	0%	
3112-04-000	Utility Reimbursement Recovery - V	0.00	0.00	0%		0.00	0%	
3112-05-000	Utility Reimbursement Recovery -59	0.00	0.00	0%		0.00	0%	
3112-06-000	PBV HAP Subsidy	93,120.00	218,299.00	-57%	Overall variance <\$117,763>	285,133.00	206%	Silver Sage Cournt coming back online as 16 PBV's
3113-00-000	Less: Vacancies	0.00	0.00	0%		0.00	0%	
3114-00-000	Less: Concessions	0.00	0.00	0%		0.00	0%	
3115-00-000	Less: Prepaid Rents	0.00	0.00	0%		0.00	0%	
3116-00-000	Less: Delinquencies	0.00	0.00	0%		0.00	0%	
3117-00-000	Less: Admin/Employee Unit	0.00	0.00	0%		0.00	0%	
3117-01-000	Less: Model	0.00	0.00	0%		0.00	0%	
3117-02-000	Less: Down	0.00	0.00	0%		0.00	0%	

Reno Housing Authority Annual Operating Budget FY 2026

Period = July 2025-Jun 2026

Exhibit 250502-A

		FY25					FY26 Budget	
		Anticipated	FY25	Budget to Actual	FY25 Budget to Actual	FY26	to FY25 Actual	FY26 Budget to FY25 Actual
		Actual	Budget	% Variance	Variance Comments	Budget	Variance	Variance Comments
Revenue & Expenses								
3118-00-000	Subsidy Adjustments	0.00	0.00	0%		0.00	0%	
3119-00-000	Total Rental Income							
3120-00-000	Other Tenant Income							
3120-01-000	Laundry and Vending	27,347.54	52,388.00	-48%		29,298.00	7%	
3120-02-000	Cleaning Fee	1,371.43	750.00	83%		1,365.00	0%	
3120-03-000	Damages	36,980.93	29,423.00	26%		27,160.00	-27%	Anticipate fewer vacancies due to relocation
3120-04-000	Late Charges	27,024.15	19,691.00	37%		25,693.00	-5%	
3120-05-000	Legal Fees - Tenant	16,731.60	11,527.00	45%		16,240.00	-3%	
3120-06-000	NSF Charges	656.40	475.00	38%		505.00	-23%	Immaterial
3120-07-000	Tenant Owed Utilities	17,288.59	9,735.00	78%		11,506.00	-33%	Anticipate fewer vacancies due to relocation
3120-08-000	Tenant Screening	0.00	0.00	0%		600.00	100%	
3120-09-000	Misc.Tenant Income	33.43	608.00	-95%		3,316.00	9820%	Immaterial
3120-10-000	HAP Agreement Expense Recovery	0.00	0.00	0%		0.00	0%	
3120-11-000	Cable Charge Income	64,310.57	112,402.00	-43%	Several cable contracts were terminated in FY25	26,765.00	-58%	All cable contracts will terminate by 12/25
3121-00-000	Tenant Payment Agreement (TPA)	5,885.25	2,160.00	172%		600.00	-90%	Tenant A/R cleanup complete
3121-01-000	Tenant Payment Agreement (TPA)	0.00	0.00	0%		0.00	0%	
3121-02-000	Tenant Payment Agreement (TPA)	-4,361.31	-4,629.00	-6%		0.00	0%	
3129-00-000	Total Other Tenant Income							
3199-00-000	TOTAL TENANT INCOME	7,923,851.73	8,085,217.07	-2%		8,702,354.00	10%	
3400-00-000	GRANT INCOME							
3401-00-000	HUD PHA Operating Grants/Subsidy	1,179,804.00	2,201,567.00	-46%	Over budgeted Operating Subsidy by including CF Admin revenue	1,243,041.00	5%	PH Operating Subsidy
3410-01-000	Section 8 HAP Earned	58,621,926.14	54,611,268.04	7%		61,970,431.00	6%	HCV and WAHC HAP

Reno Housing Authority Annual Operating Budget FY 2026

Period = July 2025-Jun 2026

Exhibit 250502-A

		FY25					FY26 Budget	
		Anticipated	FY25	Budget to Actual	FY25 Budget to Actual	FY26	to FY25 Actual	FY26 Budget to FY25 Actual
		Actual	Budget	% Variance	Variance Comments	Budget	Variance	Variance Comments
Revenue & Expenses								
3410-02-000	Section 8 Admin. Fee Income	4,152,644.29	4,417,647.24	-6%		4,591,250.00	11%	HCV and WAHC Admin Fee
3410-03-000	Section 8 FSS Grant Income	0.00	0.00	0%		0.00	0%	
3410-04-000	Port-In Admin Fees Earned	17,853.29	12,000.00	49%		16,500.00	-8%	
3410-05-000	Section 8 Hard to House Fee Earned	0.00	0.00	0%		0.00	0%	
3410-06-000	Port In HAP Earned	185,825.14	148,500.00	25%		186,000.00	0%	
3415-00-000	Other Government Grants	82,197.00	0.00	100%		325,700.00	296%	WAHC MOR Fee AND FSS Grant
3415-01-000	HMNI Funds	0.00	0.00	0%		0.00	0%	
3415-02-000	WCHC HOME Funds	0.00	0.00	0%		0.00	0%	
3415-03-000	NHD HOME Funds	0.00	0.00	0%		0.00	0%	
3415-04-000	WCHC HOME-ARP Funds	0.00	0.00	0%		0.00	0%	
3415-05-000	NHD HOME-ARP Funds	0.00	0.00	0%		0.00	0%	
3415-06-000	NHD NHTF Funds	0.00	0.00	0%		0.00	0%	
3415-07-000	FHLB AHP Funds	0.00	0.00	0%		0.00	0%	
3420-00-000	Capital Fund Grants - Hard Costs	0.00	0.00	0%		0.00	0%	
3421-00-000	Capital Fund Grants-Soft Costs	131,808.38	0.00	100%	FSS Grant incorrectly coded s/b 3415-00-000	0.00	0%	
3499-00-000	TOTAL GRANT INCOME	64,372,058.24	61,390,982.28	5%		68,332,922.00	6%	
3600-00-000	OTHER INCOME							
3601-00-000	Other Income	139,848.62	332,109.00	-58%	Incorrectly budgeted MTW Activity	53,334.16	-62%	MTW Activity to exlude PH income 18-20 y.o. ending 6/25
3601-10-000	FSS Forfeiture - Other Income	0.00	0.00	0%		0.00	0%	
3610-00-000	Interest/Investment Income - Unrestricted	122,439.58	526,223.00	-77%	Incorrectly budgeted due to Elite/Yardi software conversion	121,196.00	-1%	
3611-00-000	Investment Income - Restricted	0.00	0.00	0%		0.00	0%	

Reno Housing Authority Annual Operating Budget FY 2026

Period = July 2025-Jun 2026

Exhibit 250502-A

		FY25					FY26 Budget	
		Anticipated	FY25	Budget to Actual	FY25 Budget to Actual	FY26	to FY25 Actual	FY26 Budget to FY25 Actual
		Actual	Budget	% Variance	Variance Comments	Budget	Variance	Variance Comments
Revenue & Expenses								
3620-00-000	Management Fee Income	2,483,410.20	2,026,039.00	23%	Silverada and Hawk View closing later than budgeted	1,856,489.00	-25%	Silverada and Hawk View removed - Silverada LLC and Railyard Flats added
3620-01-000	COCC Asset Mgmnt Fee Income	0.00	0.00	0%		0.00	0%	
3620-02-000	COCC Bookkeeping Fee Income	544,988.57	536,355.00	2%		545,000.00	0%	
3640-00-000	Fraud Recovery - RHA	126,097.17	200,000.00	-37%	Less A/R collected than budgeted	60,000.00	-52%	Tenant A/R underwent significant reconciliation in FY25 and old debts cleared through write-off
3640-50-000	Fraud Recovery - HUD	0.00	36,200.00	0%		0.00	0%	
3650-00-000	Miscellaneous Other Income	3,067.15	62,542.00	-95%	WAHC MOR Fee was being booked here in FY24	3,070.00	0%	
3660-00-000	Operating Transfers IN	4,553,847.02	0.00	100%	MTW Admin and Activity Expenses using HAP	3,327,629.00	-27%	Anticipated MTW Admin and Activity expenses FY26 AND CF Operations funding for PH
3690-00-000	CARES & ERA Revenue	0.00	0.00	0%		0.00	0%	
3690-02-000	Gain / Loss Sale Of Asset	0.00	0.00	0%		0.00	0%	
3690-04-000	Carport Rental Income	0.00	0.00	0%		0.00	0%	
3690-60-000	Donations	17,331.43	0.00	100%		15,000.00	-13%	Conservative estimate
3690-70-000	Monthly Pet Fee	10,753.71	7,657.00	40%		10,800.00	0%	
3699-00-000	TOTAL OTHER INCOME	8,001,783.45	3,727,125.00	115%		5,992,518.16	-25%	
3999-00-000	TOTAL INCOME	80,297,693.41	73,203,324.35	10%		83,027,794.16	3%	
4000-00-000	EXPENSES							
4100-00-000	ADMINISTRATIVE EXPENSES							
4100-99-000	Administrative Salaries							

Reno Housing Authority Annual Operating Budget FY 2026

Period = July 2025-Jun 2026

Exhibit 250502-A

		FY25					FY26 Budget	
		Anticipated	FY25	Budget to Actual	FY25 Budget to Actual	FY26	to FY25 Actual	FY26 Budget to FY25 Actual
		Actual	Budget	% Variance	Variance Comments	Budget	Variance	Variance Comments
Revenue & Expenses								
4110-00-000	Administrative Salaries	5,046,645.96	6,033,798.00	-16%		6,217,325.00	23%	Includes: 8% Increase AND filling vacant and new positions
4110-01-000	Administrative Rent Free Unit	0.00	0.00	0%		0.00	0%	
4110-02-000	Additional Compensation	0.00	0.00	0%		0.00	0%	
4110-03-000	Compensated Absences	0.00	0.00	0%		0.00	0%	
4110-04-000	Employee Benefit Contribution-Adm	0.00	0.00	0%		0.00	0%	
4110-99-000	Total Administrative Salaries							
4130-00-000	Legal Expense							
4130-01-000	Unlawful Detainers	0.00	0.00	0%		0.00	0%	Going forward, only employment related background checks will be coded here
4130-02-000	Criminal Background Checks	12,092.23	510.00	2271%	Budgeted in line 4190-29-000	1,763.00	-85%	
4130-03-000	Tenant Screening	0.00	0.00	0%		0.00	0%	
4130-04-000	General Legal Expense	76,771.29	98,381.00	-22%		85,187.50	11%	
4131-00-000	Total Legal Expense							
4139-00-000	Other Admin Expenses							
4140-00-000	Staff Training	158,363.38	231,220.00	-32%		230,777.00	46%	Includes all requested training as well as cushion for expanding staff capacity through education (not all requested training was utilized in FY25)
4150-00-000	Travel	8,568.27	17,000.04	-50%		44,884.00	424%	Includes WAHC travel budgeted previously in 4150-00-000
4170-00-000	Accounting Expenses	6,342.86	0.00	100%		6,342.00	0%	RHA's audit needs are increasing with increased development
4171-00-000	Auditing Fees	68,000.00	73,694.00	-8%		75,000.00	10%	

Reno Housing Authority Annual Operating Budget FY 2026

Period = July 2025-Jun 2026

Exhibit 250502-A

		FY25					FY26 Budget	
		Anticipated	FY25	Budget to Actual	FY25 Budget to Actual	FY26	to FY25 Actual	FY26 Budget to FY25 Actual
		Actual	Budget	% Variance	Variance Comments	Budget	Variance	Variance Comments
Revenue & Expenses								
4171-50-000	Payroll Processing Fee	19,086.02	22,248.00	-14%	Not material - dependent on port outs	21,247.00	11%	Increased due to new development
4172-00-000	Port Out Admin Fee Paid	17,207.97	10,000.00	72%		17,200.00	0%	
4173-00-000	Management Fee	1,252,636.23	1,292,851.00	-3%		1,214,572.00	-3%	
4174-00-000	Marketing	0.00	0.00	0%		80.00	100%	Immaterial
4175-40-000	Security Deposit Assistance	0.00	0.00	0%		0.00	0%	
4180-00-000	Office Rent	152,393.49	152,865.00	0%		152,308.00	0%	
4182-00-000	Consultants	0.00	0.00	0%		0.00	0%	
4189-00-000	Total Other Admin Expenses							
4190-00-000	Miscellaneous Admin Expenses							
4190-00-100	Sundry	183,127.51	272,923.00	-33%		282,427.00	54%	All employee related events as well as agency events were budgeted in FY25, but funding was not utilized. Budgeting in FY26 for all events.
4190-01-000	Membership Dues and Fees	68,221.82	72,593.00	-6%		85,000.00	25%	CLPHA Included
4190-02-000	Publications	3,802.65	4,277.00	-11%		5,359.00	41%	Housing related publication subscriptions will increase to increase access to information to the agency
4190-03-000	Advertising	6,253.25	6,571.00	-5%		5,570.00	-11%	Immaterial
4190-04-000	Office Supplies	55,871.25	52,205.00	7%		57,045.00	2%	
4190-05-000	Fuel-Administrative	0.00	0.00	0%		0.00	0%	
4190-06-000	Computer Expenses	376,432.58	281,484.00	34%	Upgraded storage for Laserfiche - 2 year contract paid to get discount	204,141.00	-46%	Includes replacement of remaining 32 laptops from 2020 issued laptops

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		FY25					FY26 Budget	
		Anticipated	FY25	Budget to Actual	FY25 Budget to Actual	FY26	to FY25 Actual	FY26 Budget to FY25 Actual
		Actual	Budget	% Variance	Variance Comments	Budget	Variance	Variance Comments
Revenue & Expenses								
4190-06-100	Consulting Costs	100,767.58	287,000.00	-65%		42,938.00	-57%	Sierra Computer Group included here. Other contracts included here in FY25 are included elsewhere in the FY26 budget (A/P coding cleanup)
4190-07-000	Telephone	95,971.73	86,168.00	11%		94,993.00	-1%	
4190-07-100	Court Costs	18,529.15	30,905.00	-40%		15,685.00	-15%	
4190-08-000	Postage	35,750.79	44,107.00	-19%		46,666.00	31%	Newsletter mailing will resume
4190-08-100	Collection Agency Fees	0.00	1,140.00	0%		0.00	0%	
4190-09-000	Software Lisense Fees	97,560.36	439,632.00	-78%		84,851.00	-13%	Removing Elite read-only license
4190-09-100	Technical Assistance	133,502.04	89,611.00	49%	Nan McKay and Associates due to Director of Finance vacancy	150,000.00	12%	Nan McKay and Associates & Wise Consulting
4190-10-000	Copiers	0.00	0.00	0%		0.00	0%	
4190-11-000	Printer Supplies	17,155.80	23,092.00	-26%		16,635.00	-3%	
4190-12-000	Software	17,500.00	0.00	100%		21,800.00	25%	Adding Board agenda/packet software
4190-13-000	Internet	0.00	400.00	0%		0.00	0%	
4190-14-000	Fax	0.00	0.00	0%		0.00	0%	
4190-15-000	Cell Phones/Pagers	0.00	0.00	0%		18,700.00	100%	Cell phone upgrade anticipated
4190-17-000	Temporary Administrative Labor	0.00	0.00	0%		0.00	0%	
4190-18-000	Home Ownership Fees	197,154.03	180,000.00	10%		203,110.00	3%	
4190-20-000	Bank Fees	11,522.14	9,275.21	24%		10,937.00	-5%	
4190-21-000	Sponsorships	0.00	0.00	0%		0.00	0%	
4190-22-000	Other Misc Admin Expenses	17,452.00	0.00	100%	NSP realted expense not anticipated in FY26	0.00	0%	

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		FY25					FY26 Budget	
		Anticipated	FY25	Budget to Actual	FY25 Budget to Actual	FY26	to FY25 Actual	FY26 Budget to FY25 Actual
		Actual	Budget	% Variance	Variance Comments	Budget	Variance	Variance Comments
Revenue & Expenses								
4190-22-180	Commisioner Costs	12,151.75	54,800.00	-78%	Unspend contingency funds	50,000.00	311%	Not all Commissioner contingency funds have been used in FY25
4190-23-000	Office Equipment & Furniture	946.29	19,712.00	-95%		520.00	-45%	Immaterial
4190-26-000	Contract Service	1,800.00	0.00	100%		11,650.00	547%	LIHTC assistance and audits
4190-27-000	Copier Expense - Contract	28,092.02	25,415.00	11%		27,325.00	-3%	
4190-28-000	Drug Testing - Contract	382.29	886.00	-57%		520.00	36%	Immaterial
4190-29-000	Criminal History - Contract	75,035.30	71,196.00	5%		81,482.00	9%	
4191-00-000	Total Miscellaneous Admin Expenses							
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	8,373,090.01	9,985,959.25	-16%		9,584,039.50	14%	
4200-00-000	TENANT SERVICES							
4210-00-000	Tenant Services Salaries	80,993.40	124,772.00	-35%		86,874.00	7%	
4210-01-000	Employee Benefit Contributions-Tenant Svcs.	0.00	0.00	0%		0.00	0%	
4220-00-000	Resident Council	0.00	0.00	0%		0.00	0%	
4220-01-000	Other Tenant Svcs.	7,793.43	73,850.00	-89%		25,171.00	223%	Elderly Services and Youth activity expenses
4230-00-000	Tenant Services Charged to Tenants	0.00	-35,940.00	0%		0.00	0%	
4230-01-000	Tenant Relocation	0.00	0.00	0%		0.00	0%	
4230-03-000	Tenant Services - Cable	385,030.82	428,285.00	-10%		157,459.00	-59%	All contracts to be canceled by 12/25
4230-05-000	Laundry Service	7,128.22	4,571.00	56%		7,260.00	2%	
4299-00-000	TOTAL TENANT SERVICES EXPENSES	480,945.87	595,538.00	-19%		276,764.00	-42%	
4300-00-000	UTILITY EXPENSES							

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		Anticipated	FY25	Budget to Actual	FY25 Budget to Actual	FY26	to FY25 Actual	FY26 Budget to FY25 Actual
		Actual	Budget	% Variance	Variance Comments	Budget	Variance	Variance Comments
Revenue & Expenses								
4300-10-000	Cable & Internet	29,428.61	53,671.00	-45%		46,959.00	60%	FY25 expense was reduced with 2 PH complexes offline. Anticipate Silverada back online in FY26
4310-00-000	Water	166,991.23	119,100.00	40%		166,313.00	0%	
4320-00-000	Electricity	78,596.67	82,190.00	-4%		101,622.00	29%	
4320-01-000	Electricity-Vacant Units	23,596.87	11,059.00	113%	Increase in vacant units due to relocation	22,954.00	-3%	
4320-02-000	KWH Contra Accounts	0.00	0.00	0%		0.00	0%	
4320-03-000	KWH	0.00	0.00	0%		0.00	0%	
4321-00-000	Outdoor Lighting	6,655.27	10,176.00	-35%		8,401.00	26%	
4330-00-000	Gas	43,953.72	48,684.00	-10%		52,182.00	19%	
4330-01-000	Therms	0.00	0.00	0%		0.00	0%	
4330-02-000	Therms Contra Account	0.00	0.00	0%		0.00	0%	
4332-00-000	Heating Oil	0.00	0.00	0%		0.00	0%	#DIV/0!
4340-00-000	Garbage/Trash Removal	0.00	0.00	0%		17,327.00		
4390-00-000	Sewer	502,927.27	490,610.00	3%		591,828.00	18%	
4390-00-100	Other Utility Expenses	7,651.68	374,231.01	-98%	Budgeted stormwater fees here (not yet implemented)	7,723.00	1%	
4390-10-000	Utilities Charged to Tenants	0.00	-1,006.00	0%		0.00	0%	
4399-00-000	TOTAL UTILITY EXPENSES	859,801.32	1,188,715.01	-28%		1,015,309.00	18%	
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES							
4400-10-000	Maint - Consumables	8,871.91	335,686.00	-97%	Used this category for all CoultTen maintenance expenses	14,798.00	67%	Correctly allocating CoultTen maintenance expenses in FY26
4400-99-000	General Maint Expense							

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		Anticipated	FY25	Budget to Actual	FY25 Budget to Actual	FY26	to FY25 Actual	FY26 Budget to FY25 Actual
		Actual	Budget	% Variance	Variance Comments	Budget	Variance	Variance Comments
Revenue & Expenses								
4410-00-000	Maintenance Salaries	802,502.88	791,420.00	1%		902,071.00	12%	Staffing was below budgeted due to staff turnover. FY26 budget includes conservative estimate with little turnover
4410-01-000	Maintenance Labor-Grounds	0.00	0.00	0%		0.00	0%	
4410-02-000	Maint-On Call Service	0.00	0.00	0%		0.00	0%	
4410-03-000	Maintenance - Temporary Labor	0.00	0.00	0%		0.00	0%	
4410-04-000	Maint. Empl. Rent Free Unit	0.00	111.96	0%		0.00	0%	
4410-05-000	Maint. Employee Benefit Contribution-	0.00	0.00	0%		0.00	0%	
4411-00-000	Maintenance Uniforms	0.00	0.00	0%		0.00	0%	
4412-00-000	Maintenance Travel/Training	0.00	0.00	0%		0.00	0%	
4413-00-000	Vehicle Gas, Oil, Grease	30.84	0.00	100%		50.00	62%	Immaterial
4419-00-000	Total General Maint Expense							
4420-00-000	Materials							
4420-01-000	Materials - Plumbing	22,399.29	14,361.00	56%		27,550.00	23%	
4420-02-000	Materials - Electrical	16,620.87	19,333.00	-14%		16,000.00	-4%	
4420-03-000	Supplies-Decorating	0.00	0.00	0%		0.00	0%	
4420-04-000	Materials - Building & Grounds	70,974.82	25,173.00	182%	Budget did not include tree service at Yorkshire that was needed	79,534.00	12%	
4420-05-000	Materials - Paint	28,167.75	778.00	3521%	Increase in vacancies due to relocation	27,024.00	-4%	
4420-06-000	Materials - Heating & Cooling	33,993.24	9,935.00	242%		32,846.00	-3%	
4420-07-000	Materials - Maintenance	69,412.83	89,297.00	-22%		70,621.00	2%	
4420-08-000	Materials - Drapes & Parts	17,738.79	37,313.00	-52%		16,619.00	-6%	
4420-09-000	Materials - Janitorial Supp	6,724.03	10,750.00	-37%		6,638.00	-1%	
4420-10-000	Maintenance Charged to Tenants	0.00	-16,518.00	0%		0.00	0%	

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		Anticipated	FY25	Budget to Actual	FY25 Budget to Actual	FY26	to FY25 Actual	FY26 Budget to FY25 Actual
		Actual	Budget	% Variance	Variance Comments	Budget	Variance	Variance Comments
Revenue & Expenses								
4420-11-000	Materials - Irrigation	15,991.58	352.00	4443%	FY25 budget was not accurate	2,395.00	-85%	FY25 budget was not accurate.
4420-12-000	Materials - Flooring	10,760.42	649.83	1556%	Increase in vacancies due to relocation	3,980.00	-63%	
4420-13-000	Materials - Landscaping	4,819.56	0.00	100%		4,115.00	-15%	
4420-15-000	Materials - Pest Control	470.61	2,027.00	-77%		1,265.00	169%	
4425-00-710	Materials - Maintenance Tools	830.79	5,165.00	-84%		2,345.00	182%	
4429-00-000	Total Materials							
4430-00-000	Contract Costs							
4430-00-100	Contract - Services Charged to Tenants	0.00	0.00	0%		0.00	0%	
4430-01-000	Contract-Alarm/Extinguisher	5,086.25	0.00	100%		1,760.00	-65%	
4430-01-100	Contract - Vacancy Cleaning	120,444.00	54,530.00	121%	Increase in vacancies due to relocation	108,825.00	-10%	Anticipate fewer vacancies
4430-02-000	Contract-Appliance	25,985.95	11,118.00	134%		35,352.00	36%	Almost all appliances from HV have been reused
4430-02-100	Contract - Vacancy Paint	262,015.30	145,525.00	80%	Increase in vacancies due to relocation	204,125.00	-22%	Anticipate fewer vacancies
4430-03-000	Contract-Buildings and Grounds	89,299.51	7,627.00	1071%		39,760.00	-55%	
4430-04-000	Contract-Carpet Cleaning	2,845.54	0.00	100%		2,070.00	-27%	
4430-04-100	Contract - Landscaping	168,013.82	97,702.00	72%		146,054.00	-13%	
4430-05-000	Contract-Decorating/Painting	51.31	9,534.00	-99%		60,055.00	116947%	See Scatterd Sites Needs List
4430-05-100	Contract - Uniform Service	11,255.40	0.00	100%		8,857.00	-21%	
4430-06-000	Contract-Electrical	30,252.11	11,186.00	170%		15,451.00	-49%	See Scatterd Sites Needs List
4430-06-100	Contract - Inspections	4,553.14	7,295.12	-38%		1,300.00	-71%	
4430-07-000	Contract-Pest Control	37,049.14	27,451.00	35%		43,691.00	18%	
4430-07-100	Contract - Glass Repair	33,215.09	15,410.00	116%		105,190.00	217%	See Scatterd Sites Needs List

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		Actual	Budget	% Variance	Variance Comments	Budget	Variance	Variance Comments
Revenue & Expenses								
4430-08-000	Contract-Floor Covering	130,073.26	108,745.28	20%		97,307.00	-25%	Anticipate fewer vacancies
4430-09-000	Contract-Grounds	0.00	0.00	0%		0.00	0%	
4430-09-100	Contract - Equipment Repair & Svc	590.73	2,637.00	-78%		4,068.00	589%	Immaterial
4430-10-000	Contract-Janitorial/Cleaning	76,661.35	82,226.00	-7%		63,965.00	-17%	
4430-10-100	Contract - Security	3,781.39	18,120.00	-79%		4,740.00	25%	
4430-11-000	Contract-Plumbing	74,821.13	18,967.00	294%		81,726.00	9%	
4430-12-000	Contract-Window Covering	0.00	990.12	0%		0.00	0%	
4430-13-000	Contract-HVAC	45,810.03	21,891.00	109%		168,446.00	268%	See Scatterd Sites Needs List
4430-14-000	Contract-Vehicle Maintenance	0.00	107,855.00	0%	Budget included two vehicles	2,000.00	100%	
4430-15-000	Contract-Equipment Rental	0.00	0.00	0%		0.00	0%	
4430-16-000	Contract-Maintenance Consultants	0.00	0.00	0%		0.00	0%	
4430-16-100	Contract - Radio Service	0.00	27,487.00	0%		0.00	0%	
4430-17-000	Contract-Elevator Monitoring	0.00	0.00	0%		0.00	0%	
4430-18-000	Contract-Alarm Monitoring	2,219.14	0.00	100%		0.00	0%	
4430-18-100	Contract - Consultants	0.00	150,000.00	0%		0.00	0%	
4430-19-000	Contract-Sprinkler Monitoring	0.00	1,200.12	0%		0.00	0%	
4430-19-100	Contract - Fuel & Mileage	21,766.85	25,196.00	-14%		22,275.00	2%	
4430-20-000	Contract - Answering Svc	7,303.35	7,799.00	-6%		7,230.00	-1%	
4430-21-000	Contract - Misc	78,193.87	41,852.00	87%		132,090.00	69%	Include buffer for unanticipated contracts
4430-22-000	Contract-IT Contracts	0.00	0.00	0%		0.00	0%	
4430-23-000	Contract-Consultants	0.00	0.00	0%		0.00	0%	
4430-27-000	Contract - Fencing	37,919.86	13,733.00	176%		39,080.00	3%	See Scatterd Sites Needs List
4430-28-000	Contract - Roofing and Gutters	9,792.00	0.00	100%		64,500.00	559%	See Scatterd Sites Needs List

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		Actual	Budget	% Variance	Variance Comments	Budget	Variance	Variance Comments
Revenue & Expenses								
4430-30-000	Contract - Snow Removal	197.47	0.00	100%		197.00	0%	
4430-31-000	Contract - Garage Door Repair	8,453.11	18,511.33	-54%		9,518.00	13%	
4430-31-100	Contract - Disposal Svc	332,262.50	287,295.00	16%		363,976.00	10%	
4430-70-000	Contract-Asset Fees	0.00	0.00	0%		0.00	0%	
4430-80-000	Contract-Bookkeeping Fees	0.00	0.00	0%		0.00	0%	
4430-90-000	Contract-Fee For Service	0.00	67.44	0%		31,000.00	100%	
4430-99-000	Contract Costs-Other	14,442.86	4,635.00	212%		26,900.00	86%	
4431-00-000	Auto Repair	10,491.99	19,194.00	-45%		11,065.00	5%	
4439-00-000	Total Contract Costs							
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	2,755,157.67	2,671,613.20	3%		3,110,424.00	13%	
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance	44,290.30	19,830.00	123%		45,385.00	2%	
4510-01-000	Insurance - Worker's Comp	54,448.08	64,896.00	-16%		56,887.00	4%	
4510-04-000	Insurance - Other	31,227.26	137,731.00	-77%		33,039.00	6%	
4510-10-000	Property Insurance	399,241.95	221,762.00	80%		413,785.00	4%	
4510-20-000	Liability Insurance	30,223.03	27,663.00	9%		31,596.00	5%	
4510-50-000	Retiree Benefits	8,423.40	9,346.72	-10%		10,332.00	23%	
4520-00-000	Payments in Lieu of Taxes	0.00	249,302.00	0%		165,602.00	100%	
4520-01-000	Property Tax	8,916.65	10,368.00	-14%		10,038.00	13%	
4521-00-000	Misc. Taxes/Licenses/Insurance	81.43	0.00	100%		0.00	0%	
4530-00-000	Severance Expense	0.00	0.00	0%		0.00	0%	
4540-00-000	Employee Benefits	2,749,628.52	3,368,569.00	-18%		3,167,045.00	15%	
4570-00-000	Bad Debt-Write Offs	0.00	7,000.00	0%		33,060.00	100%	
4570-01-000	15K Debt Forgiveness	0.00	0.00	0%		0.00	0%	
4580-00-000	Security/Law Enforcement	0.00	0.00	0%		0.00	0%	

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		Anticipated	FY25	Budget to Actual	FY25 Budget to Actual	FY26	to FY25 Actual	FY26 Budget to FY25 Actual
		Actual	Budget	% Variance	Variance Comments	Budget	Variance	Variance Comments
Revenue & Expenses								
4585-00-000	Port-In HAP/URP Expense	185,825.14	150,000.00	24%	MTW Activity excluding income 18-20 yo	186,000.00	0%	MTW Activity closing 6/25
4590-00-000	Other General Expense	140,627.83	13,000.00	982%		8,700.00	-94%	
4590-01-000	Water Cooler Rental	2,774.38	2,964.00	-6%		3,035.00	9%	
4599-00-000	TOTAL GENERAL EXPENSES	3,655,707.98	4,282,431.72	-15%		4,164,504.00	14%	
4700-00-000	HOUSING ASSISTANCE PAYMENTS							
4715-00-000	Housing Assistance Payments	58,863,717.98	51,861,244.04	14%		59,722,448.00	1%	Not budgeted in FY25, should have been.
4715-01-000	Tenant Utility Payments-Voucher	32,394.86	0.00	100%		33,000.00	2%	
4715-02-000	Port Out HAP Payments	365,292.00	0.00	100%		365,000.00	0%	
4715-03-000	Port-Out Hard to House Expense	0.00	0.00	0%		0.00	0%	
4715-04-000	Port-Out Other Expense	0.00	0.00	0%		0.00	0%	
4715-05-000	Security Deposit Assistance	0.00	0.00	0%		0.00	0%	
4715-06-000	FSS Escrow Payments	0.00	0.00	100%		155,000.00	100%	
4715-07-000	Landlord Incentive Program	0.00	0.00	0%		0.00	0%	
4715-08-000	HAP Home Ownership	0.00	0.00	0%		0.00	0%	
4715-08-100	HAP - Vash	0.00	0.00	0%		0.00	0%	
4715-09-000	HAP - Mainstream 75	0.00	0.00	0%		0.00	0%	
4715-10-000	UAP - RHA - VASH	0.00	0.00	0%		0.00	0%	
4715-80-000	Homeless Prevention - Rent	0.00	0.00	0%		0.00	0%	
4715-81-000	Homeless Prevention - Other	0.00	235,000.00	0%		0.00	0%	
4715-82-000	Homeless Prevention - Utilities	0.00	0.00	0%		0.00	0%	
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	59,261,404.83	52,096,244.04	14%		60,275,448.00	2%	
4800-00-000	FINANCING EXPENSE							
4810-01-000	Asset Mgt Fee Expense	0.00	26,145.00	0%		0.00	0%	

Reno Housing Authority Annual Operating Budget FY 2026

Period = July 2025-Jun 2026

Exhibit 250502-A

		FY25					FY26 Budget	
		Anticipated	FY25	Budget to Actual	FY25 Budget to Actual	FY26	to FY25 Actual	FY26 Budget to FY25 Actual
		Actual	Budget	% Variance	Variance Comments	Budget	Variance	Variance Comments
Revenue & Expenses								
4810-02-000	Bookkeeping Fee Expense (pay to COCC)	534,625.71	531,481.04	1%		533,225.00	0%	
4850-00-000	Admin Fee Expense (pay to COCC)	0.00	4,417.00	0%		0.00	0%	
4851-00-000	Interest Expense-Loan 1	0.00	0.00	0%		0.00	0%	
4852-00-000	Interest Expense-Loan 2	0.00	0.00	0%		0.00	0%	
4853-00-000	Interest Expense-Bond 1	0.00	0.00	0%		0.00	0%	
4854-00-000	Interest Expense-Bond 2	0.00	0.00	0%		0.00	0%	
4855-00-000	Interest Expense-Mortgage Payable	0.00	0.00	0%		0.00	0%	
4899-00-000	TOTAL FINANCING EXPENSES	534,625.71	562,043.04	-5%		533,225.00	0%	
5000-00-000	NON-OPERATING ITEMS							
5100-01-000	Depreciation -Buildings & Improvements	0.00	0.00	0%		0.00	0%	
5100-02-000	Depreciation -Furn,Equip,Machinery-Dwellings	0.00	0.00	0%		0.00	0%	
5100-03-000	Depreciation -Furn,Equip,Machinery-Admin.	0.00	0.00	0%		0.00	0%	
5100-03-100	Amortization Expense	0.00	0.00	0%		0.00	0%	
5100-04-000	Depreciation-Leashold Improvements	0.00	0.00	0%		0.00	0%	
5100-05-000	Depreciation-Infrastructure	0.00	0.00	0%		0.00	0%	
5210-00-000	Operating Transfers OUT	2,131,852.00	0.00	100%	Offsets Operating Transfer In of MTW HAP	2,956,731.00	39%	Offsets Operating Transfer In of MTW HAP
5220-00-000	Prior Period Adjustments Affecting RR	0.00	0.00	0%		0.00	0%	
5225-00-000	Equity Transfers - In and Out	0.00	0.00	0%		0.00	0%	
5230-00-000	Gain/Loss on Sale of Fixed Assets	0.00	0.00	0%		0.00	0%	
5231-00-000	Gain/Loss from Disposition of Non-Expend Equip.	0.00	0.00	0%		0.00	0%	
5232-00-000	Gain/Loss from Sale Disposition of Real Property	0.00	0.00	0%		0.00	0%	
5610-00-000	Interest Expense	0.00	12,396.00	0%		0.00	0%	

Reno Housing Authority Annual Operating Budget FY 2026

Period = July 2025-Jun 2026

Exhibit 250502-A

		FY25					FY26 Budget	
		Anticipated	FY25	Budget to Actual	FY25 Budget to Actual	FY26	to FY25 Actual	FY26 Budget to FY25 Actual
		Actual	Budget	% Variance	Variance Comments	Budget	Variance	Variance Comments
Revenue & Expenses							39%	
5999-00-000	TOTAL NON-OPERATING ITEMS	2,131,852.00	12,396.00	17098%		2,956,731.00		
8000-00-000	TOTAL EXPENSES	78,052,585.40	71,394,940.26	9%		81,916,444.50	5%	
9000-00-000	NET INCOME	2,245,108.01	1,808,384.09	29%	* The largest change in FY25 revenue and expenses is in HAP.	1,111,349.66	-50%	

FY26 Budget Staffing Changes

Current Positions on Org Chart - To Be Filled in FY26

Fiscal Impact

IT Network Administrator (grade 9) reclass to IT Help Desk Technician (grade 15) (vacant)	\$46,342.00	
Procurement Specialist reclass grade 10 to 11 (vacant)	\$65,187.00	<i>Approved in FY25</i>
Asset Management Specialist (vacant)	\$59,134.00	<i>Approved in FY25</i>
HR Intern (vacant)	\$20,200.00	<i>Approved in FY25</i>
Deputy Executive Director (vacant)	\$135,000.00	<i>Approved in FY23</i>
TOTAL	\$325,863.00	
Benefits at 58.5%	\$108,724.00	

New Org Chart Positions to be Added in FY26

Youth Activities Coordinator	\$48,651.00	
FSS Coordinator #3 (position funded by grant)	\$48,651.00	
TOTAL	\$97,302.00	
Benefits at 58.5%	\$129,649.00	

Total Fiscal Impact **\$643,038.00**

Scattered Sites Budget Plan 2025-2026

Property	Address	Item 1	Cost Estimate	Item 2	Cost Estimate2	Notes
350	None					
410	1830 Helena	Ext Paint	\$5,000.00			
	1956 Citron	Furnace	\$7,000.00			
	1960 Helena	Roof	\$12,000.00	Furnace	\$14,000.00	
411	2751 Pajaro	Paint	\$5,000.00			
	2790 16th	Furnace	\$7,000.00			
	5546 Sun Valley	Paint	\$5,000.00	Roof	\$14,000.00	
	5591 Dayspring	Paint	\$5,000.00	Roof	\$16,000.00	
	8480 Rred Baron	AC	\$7,000.00			
414	2627 Sunny Slope #3	Windows	\$12,000.00			
	7820 Claridge Point	Paint	\$5,000.00			
415	None					
416	None					
508	1939 Bishop	Windows	\$10,000.00			
520	None					

Property	Address	item 1	Cost Estimate	Item 2	Cost Estimate2	Notes
412	12003 Kernite	DG	\$3,000.00			
	14020 Obsidian	furnace	\$8,000.00			
	1699 Woodhaven	Paint	\$5,000.00			
	1845 Brunetti	Irrigation	\$4,000.00			
	2055 Oppio	Sewer Line	\$20,000.00			
	5768 Sculptor	AC/Furnace	\$15,000.00			
750	1091 Shadelands	Paint	\$5,000.00			
	215 E lincoln	Swamp	\$3,000.00			
	24 E Devere	Rain Gutters	\$3,000.00			Front only
	2411 Sunny Slope #4	furnace	\$15,000.00	Windows	\$12,000.00	
	2631 Sunny Slope # 5	Windows	\$12,000.00			
	2506 Sunny Slope #1	Windows	\$12,000.00			
	281 McGoldrick	Furnace	\$8,000.00			
	2875 Idlewild #59	Windows	\$12,000.00			
	321 Devere	Swamp	\$3,000.00	Paint	\$5,000.00	
	5547 Thornberry	Paint	\$5,000.00			
	5581 Diablo	Paint	\$5,000.00			
	5702 Avalanche	Paint	\$5,000.00			
	6365 Zuni	Paint	\$5,000.00			
	70 Llyski	Swamp	\$3,000.00			
	7353 Rubens	HVAC	\$15,000.00			
753	None					

Reno Housing Authority

Unrestricted Cash & HUD Held Reserve Report

February 2026

Bank Account/Funding Source		Balance	Obligations	Value
Unrestricted	Bank of America Unaided - X1775	\$ 2,695,627	Development Guarantees	\$ 2,000,000
Unrestricted	Bank of America WAHC Contract Administration Fee - X5181	\$ 3,556,962	Gen Den	\$ 1,750,000
Unrestricted	Wells Fargo Investment - X2551	\$ 11,746,479	Operating Reserves (4-months Administrative Expenses)	\$ 3,361,848
			Carville Court Development (estimated)	\$ 2,200,000
			Reno Avenue Development (estimated)	\$ 1,000,000
			I Street (estimated)	\$ 3,000,000
			Capital Improvement Plan (CloudTen Properties 2026-2027)	\$ 3,770,000
Unrestricted Subtotal		\$ 17,999,068	Unrestricted Obligation Subtotal	\$ 17,081,848
Restricted	MTW HUD Held Reserves	\$ 14,592,146	Carville Court Development (estimated)	\$ 2,450,000
			Paradise Plaza	\$ 950,000
			PH Interfund Clear	\$ 1,788,545
			Operating Reserves (4-months HAP and Operating Subsidy)	\$ 9,403,601
MTW HUD Held Reserves Subtotal		\$ 14,592,146	MTW HUD Held Reserves Obligation Subtotal	\$ 14,592,146
TOTAL		\$ 32,591,214	TOTAL	\$ 31,673,994

HOUSING AUTHORITY OF THE CITY OF RENO
RESOLUTION **25-05-02 RH**

A RESOLUTION APPROVING THE OPERATING BUDGET
FOR YEAR ENDING JUNE 30, 2026

WHEREAS, the Housing Authority of the City of Reno, a Moving to Work agency, will expend certain costs toward the operation of and the administration of the various Housing Choice Voucher, Public Housing and other programs for the year ending June 30, 2026; and

WHEREAS, the Housing Authority of the City of Reno is operating with a rent schedule approved by the U.S. Department of Housing and Urban Development (HUD) which, because of the structure of the rent schedule, will produce a rent-income ratio of not less than 30 percent of the sum of the "family income;" and

WHEREAS, the Authority has conformed to all regulations and agreements covered in its Annual Contributions Contracts.

NOW, THEREFORE, the Board of Commissioners of the Housing Authority of the City of Reno found as follows:

1. That the Board of Commissioners has reviewed the proposed expenditures and found that they are necessary for the efficient and economic operation of the housing programs for the purpose of serving low-income families as it relates to the Housing Choice Voucher, Capital Fund, other programs and in Public Housing Projects NV39-P001-001, NV39-P001-002, NV39-P001-006, NV39-P001-009, NV39-P001-010, and NV39-P001-018 and hereby approves the operating budget for the year ending June 30, 2026, in substantially the form attached hereto as Exhibit 250502-A.
2. That the Chairman or Vice Chairman is hereby authorized to execute, and the Secretary to attest, said budget and associated documents in as many counterparts as may be required, and the Secretary is authorized to convey said budget and associated materials with any additional information as may be required to effect HUD approval.
3. That the Board of Commissioners hereby adopted the following certifications:
 - a. All regulatory and statutory requirements have been met; and
 - b. The PHA has sufficient operating reserves to meet the working capital needs of its developments; and
 - c. Proposed budget expenditures are necessary in the efficient and economic operation of the housing for the purpose of serving low-income residents; and
 - d. The budget indicates a source of funds adequate to cover all proposed expenditures; and
 - e. The calculation of eligibility for federal funding is in accordance with the provisions of the regulations; and

- f. All proposed rental charges and expenditures will be consistent with provisions of the law; and
- g. The PHA will comply with the wage rate requirements under 24 CFR 968.110 (e) and (f) or 24 CFR 905.120 (c) AND (d); and
- h. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110 (i) or 24 CFR 905.120 (g); and
- i. The PHA will comply with the requirements for the reexamination of family income and composition under 24 CFR 960.209, 990.115 and 905.315; and
- J. The PHA will comply with any requirements for certification of Housing Manager and Assisted Housing Manager positions (24 CFR 967.304 and 967.305).

4. This Resolution is to be effective upon the date of its adoption.

ADOPTED THIS 27th DAY OF MAY 2025.

ATTEST:

CHAIRPERSON

SECRETARY

RENO HOUSING AUTHORITY

AGENDA ITEM NUMBER: 8

May 27, 2025

SUBJECT: Discussion and possible action for a cost of living adjustment (COLA), and on the basis thereof, possible adoption of Resolution 25-05-03 RH approving a 3% COLA increase with a 1.625% deduction due to the PERS contribution rate change, resulting in a net 1.375% increase, with a total fiscal impact of \$45,765 for FY2026, for all staff positions not represented under the Collective Bargaining Agreement.

FROM: Executive Director

RECOMMENDATION: For Possible Action

Background:

The Collective Bargaining Agreement (CBA) approved by the Board of Commissioners provides an FY2026 cost of living adjustment (COLA) of 3% effective the first full pay period in July 2025 to all represented positions covered under the agreement. RHA staff in positions not represented under the CBA agreement do not receive this automatic increase. An equivalent COLA increase for these staff positions has historically been granted by the Board of Commissioners.

Additionally, the Public Employees Retirement System (PERS) contribution rate will increase in FY2026 by 3.25% beginning in July 2025. PERS regulations require contribution rate increases to be split equally between employers and employees. Due to this, the compensation schedule for all staff positions (represented and non-represented) will be reduced by 1.625% when the PERS increase goes into effect. The net fiscal impact of these changes is a 1.375% COLA increase, or \$45,765, for FY2026 for all non-represented RHA positions.

Staff Recommendation and Motion:

Staff recommend the Board motion to approve Resolution 25-05-03 RH which provides for a 3.0% cost of living adjustment (COLA) effective the first full pay period in July 2025 for the staff positions not covered under the Collective Bargaining Agreement. This increase will be reduced by 1.625% for the PERS contribution rate change, resulting in a net COLA increase of 1.375%.

HOUSING AUTHORITY OF THE CITY OF RENO
RESOLUTION **25-05-03 RH**

A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO IMPLMENT A 3%
COST OF LIVING ADJUSTMENT, AND A 1.625% DEDUCTION FOR THE PERS
CONTRIBUTION RATE CHANGE, TO THE COMPENSATION SCHEDULE FOR ALL
POSITIONS/EMPLOYEES

WHEREAS, the Housing Authority of the City of Reno values the efforts of all employees, and

WHEREAS, an equitable pay structure with competitive salaries is essential in attracting and retaining a skilled, motivated workforce within the current economic environment, and

WHEREAS, staff in represented positions shall receive a 3.0% cost of living adjustment (COLA) effective the first full pay period in July 2025, and

WHEREAS, staff in non-represented positions shall not receive a cost of living adjustment (COLA) unless approved by the Board of Commissioners, and

WHEREAS, a 3.25% increase in the PERS contribution rate shall become effective in July 2025, and

WHEREAS, the Housing Authority of the City of Reno is required by state law to split the cost of the PERS contribution rate increase with all employees,

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Board of Commissioners of the Housing Authority of the City of Reno as follows:

1. The Executive Director is authorized to implement a 3.0% COLA to the compensation schedule for each grade level and all positions, effective the first full pay period of July 2025.
2. The Executive Director is authorized to implement a 1.625% decrease to the compensation schedule for each grade level and all positions to cover the employee's portion of the PERS contribution rate increase, effective for the July, 2025 PERS reporting period.
3. This Resolution is to be effective upon the date of its adoption.

ADOPTED THIS 27th DAY OF May, 2025.

ATTEST:

CHAIRPERSON

SECRETARY

RENO HOUSING AUTHORITY

AGENDA ITEM NUMBER: 9

May 27, 2025

SUBJECT: Discussion and possible approval of Resolution 25-05-04 RH authorizing the Executive Director, or her designee, to take any and all actions, execute any and all documents, instruments, and certificates, make any and all filings and reasonable expenditures and take any and all reasonable steps they may deem to be necessary, desirable or appropriate in order to carry out the Carville Court Redevelopment Project.

FROM: Executive Director

RECOMMENDATION: For Possible Action

Background:

The Carville Court Redevelopment project is underway. In March 2025, the Board of Commissioners authorized the creation of Carville Court LLC, a sole purpose LLC to serve as the owner entity of the property. The Board also authorized the opening of bank accounts for the operation of the property once redevelopment is complete. In April 2025, the Board approved and authorized the Executive Director to execute a contract for architectural services with H+K Architects in the amount of \$500,000 for the project. In mid-May, CORE Construction was selected as the CMAR for the project following a competitive RFQ process.

As the project continues to move forward, several other actions will be required to complete the design and predevelopment phases in time for a construction start in April 2026. To streamline this process, RHA's development department is requesting that the Board adopt Resolution 25-05-04, which would authorize the Executive Director, or her designee, to take any and all actions, execute any and all documents, instruments, and certificates, make any and all filings and reasonable expenditures and take any and all reasonable steps they may deem to be necessary, desirable or appropriate related to the items listed below:

- The execution of a developer agreement between RHA and Carville Court LLC.
- The execution of a ground lease agreement between RHA and Carville Court LLC.
- The execution of a disposition agreement and/or other form of conveyance of the improvements between the Authority and the Owner.
- The application and potential execution of funding agreements for the Federal Home Loan Bank Affordable Housing Program, the Nevada Clean Energy Foundation Solar For All Program, and the U.S. Department of Housing and Urban Development's Continuum of Care Builds program.
- The execution of loan agreements between RHA and Carville Court LLC for the financing of the project.

This resolution aligns with the Board approved Procurement Policy and Material Change Policy. CORE's Guaranteed Maximum Price will be brought to the board for review and approval as would any potential request to increase RHA funds beyond the \$4.65 million already committed through the adoption of Resolution 23-03-06 in March 2023.

Staff Recommendation and Motion:

Staff recommends that the Board of Commissioners adopt Resolution 25-05-04 authorizing, the Executive Director, or her designee, to take any and all actions, execute any and all documents, instruments, and certificates, make any and all filings and reasonable expenditures and take any and all reasonable steps necessary, desirable or appropriate in order to carry out actions required for the Carville Court Redevelopment Project.

HOUSING AUTHORITY OF THE CITY OF RENO

RESOLUTION **25-05-04 RH**

A RESOLUTION AUTHORIZING THE
REDEVELOPMENT OF CARVILLE COURT

The following resolutions were duly adopted by the Board of Commissioners (the “Board”) of the HOUSING AUTHORITY OF THE CITY OF RENO, a Nevada public body corporate and politic (the “Authority”), at a meeting held on May 27th, 2025, which meeting was duly called and at which a quorum was present:

WHEREAS, the Board previously adopted Resolution 23-03-06 RH committing \$4,650,000 in RHA HUD held reserves for the redevelopment of Carville Court Apartments (the “Property”);

WHEREAS, the Board has authorized the creation of Carville Court LLC (the “Owner”), a sole-purpose, single-member corporation, to serve as the owner entity of the Property;

WHEREAS, the Board authorized the Executive Director to enter into an operating agreement between the Authority and the Owner;

WHEREAS, the Board approved an initial contribution in the form of loan of funds from the Authority to the Owner in an amount up to \$4,650,000 to be held in escrow for the purposes of drawing down the same to fulfill the purpose of redeveloping the Property;

WHEREAS, the Board previously adopted Resolution 25-03-06 RH authorizing the Executive Director to open and administer bank accounts including the operating account, security deposit account, replacement reserve account, and/or other accounts as required by the Owner for the purposes of operating the Property

WHEREAS, the Board authorized the Executive Director to execute a contract for architectural services between the Authority and H+K Architects for the redevelopment of the Property;

WHEREAS, the Authority has selected CORE Construction to serve as Construction Manager at Risk for the redevelopment of the Property.

NOW THEREFORE, BE IT RESOLVED, either Dr. Hilary Lopez, as the Authority’s Executive Director, or her designee, is individually authorized, on behalf of the Authority as itself and as the sole member of the Owner, to take any and all actions, execute any and all documents, instruments, and certificates, make any and all filings and reasonable expenditures, and take any and all reasonable steps they may deem to be necessary, desirable or appropriate related to the following actions:

- The execution of a developer agreement between the Authority and the Owner.
- The execution of a ground lease agreement between the Authority and the Owner.
- The execution of a disposition agreement and/or other form of conveyance of the improvements between the Authority and the Owner.
- The execution of funding agreements for awards from the State of Nevada's Supportive Housing Development Fund, the State of Nevada's HOME-ARP allocation, and the Washoe County HOME Consortium's HOME-ARP allocation.
- The application and potential execution of funding agreements for the Federal Home Loan Bank Affordable Housing Program, the Nevada Clean Energy Foundation Solar For All Program, and the U.S. Department of Housing and Urban Development's Continuum of Care Builds program.
- The execution of loan agreements between the Authority and the Owner.

BE IT FURTHER RESOLVED, that this Resolution becomes effective immediately.

ADOPTED THIS 27th DAY OF MAY, 2025.

ATTEST:

CHAIRMAN

SECRETARY

RENO HOUSING AUTHORITY

AGENDA ITEM NUMBER: 10

May 27, 2025

SUBJECT: Discussion and possible action to authorize the Executive Director to execute a task order with JKAE in the amount of \$195,000.00 for architectural services for the Essex Manor Community Building Rehabilitation project.

FROM: Executive Director

RECOMMENDATION: For Possible Action

Background:

In 2023, RHA was awarded \$1.5 million in State of Nevada Home Means Nevada Initiative (HMNI) funds for rehab at Essex Manor. In late 2024, RHA's Development Department finalized the plans to renovate the community building and improve accessibility on the community building site. RHA has an Independent Contractor Agreement in place with JKAE for architectural services. This contract was awarded through a competitive RFQ procurement process in 2023 and is in place until 2028. Under this contract, the development department requested a proposal for services from the firm in early 2025. JKAE submitted a proposal for the "Essex Manor Clubhouse Renovation" in mid-April and following review and approval of the proposal by RHA, submitted a task order for up to \$195,000. The proposal and task order are included with this staff report.

The design phase is estimated to take 3 months and target construction start would be in October 2025. Key components of the scope of work include:

- Interior Improvements
 - o Removal and replacement of flooring, dry wall, windows, and doors
 - o Kitchen remodel
 - o Replacement of HVAC, electrical, and plumbing systems
- Site & Exterior improvements
 - o Roof re-coat and shingle replacement
 - o Landscape refresh
 - o ADA improvements for parking and walking paths

Because JKAE is already under contract for architectural services, the Board does not need to approve a new contract. Instead, the task order under the existing contract in the amount of \$195,000 has been brought for board review and approval.

Staff Recommendation and Motion:

Staff recommends that the Board of Commissioners motion to approve the JKAE task order in the amount of \$195,000 for the Essex Manor community building renovation and authorize the Executive Director to execute the task order.



**EXHIBIT A
STANDARD TASK ORDER FORM**

April 29, 2025

Hilary Lopez, Ph.D.
Reno Housing Authority
1525 E. 9th Street
Reno, NV 89512

Project: Essex Manor Clubhouse Renovation

In accordance with the Independent Contractor Agreement between the Housing Authority of the City of Reno and JK Architecture Engineering (JKAE), dated January 20, 2023, this Task Order confirms the scope of work and fees for the above-mentioned project.

Scope of Work: Please refer to attached proposal, marked as Exhibit A.

Task Order Amount: \$195,000.00

Exclusions: Please refer to attached proposal, marked as Exhibit A.

Owner Responsibilities: Please refer to attached proposal, marked as Exhibit A.

JKAE

A blue ink signature of Chris Vicencio.

April 29, 2025

Chris Vicencio
Partner

(date)

Housing Authority of the City of Reno

Hilary Lopez, Ph.D.
Contracting Officer

(Date)



EXHIBIT A
STANDARD TASK ORDER FORM

April 29, 2025

Hilary Lopez, Ph.D.
Reno Housing Authority
1525 E. 9th Street
Reno, NV 89512

Project: Essex Manor Clubhouse Renovation

In accordance with the Independent Contractor Agreement between the Housing Authority of the City of Reno and JK Architecture Engineering (JKAE), dated January 20, 2023, this Task Order confirms the scope of work and fees for the above-mentioned project.

Scope of Work: Please refer to attached proposal, marked as Exhibit A.

Task Order Amount: \$195,000.00

Exclusions: Please refer to attached proposal, marked as Exhibit A.

Owner Responsibilities: Please refer to attached proposal, marked as Exhibit A.

JKAE

A blue ink signature of Chris Vicencio.

April 29, 2025

Chris Vicencio
Partner

(date)

Housing Authority of the City of Reno

Hilary Lopez, Ph.D.
Contracting Officer

(Date)

PROPOSAL FOR ARCHITECTURAL / ENGINEERING SERVICES

CLIENT: Reno Housing Authority
ATTN: Nestor Garcia
MAILING: 1525 E. 9th Street, Reno, NV 89512
EMAIL: NGarcia@renoha.org

DATE: Revised April 23, 2025
PROJECT: Essex Manor Clubhouse Renovation
LOCATION: 7760 Carlyle Drive, Reno, NV 89506
APN: 082-295-06

Thank you for contacting JKAE regarding your project. We are well qualified to consult on this project and have similar project experience and design expertise that will compliment your project with a unique solution for your goals.

We understand your project to be the Renovation of the Community Clubhouse for Essex Manor Apartments. Scope of work is based on existing floor plans, sketch of proposed floor plan, and Scope of Work description as provided by Client (Exhibit A). The Scope of Work includes Survey, Civil Engineering and Landscape Design for local areas surrounding the Clubhouse and parking lot (Exhibit B).

SCOPE OF WORK CONSULTANT TEAM

- Architecture: JKAE
- Structural Engineering: JKAE
- Mechanical and Plumbing: SGF Engineering
- Electrical Engineering / Low Voltage: Jensen Engineering, Inc.
- Civil Engineering: JKAE
- Survey: JKAE
- Landscape: LA Studio

PROPOSAL

To achieve your goals, we envision the following phases of service to **Imagine, Design and Build** your vision into reality. All services will be in accordance with this Proposal and the attached Standard Terms & Conditions. JKAE proposes to provide the following services based on our understanding of the project:

PRE-DESIGN

ARCHITECTURAL DESIGN AND STRUCTURAL, MECHANICAL & ELECTRICAL ENGINEERING

This phase will include site visit, reconnaissance, collect property database, agency code review, and client program development. JKAE will provide additional reconnaissance of pertinent existing conditions of the site and document them for the future design. This will not be an exhaustive effort of all existing conditions and will not include forensic investigation. Information obtained will be enough to allow for Preliminary Design studies. JKAE will research pertinent agency code requirements and document conditions requiring agency preliminary design approval. JKAE will research appropriate window systems and egress control/Emergency egress requirements.

- Kick-Off Meeting / As-built Verification / Building Measurements (Concurrent On-Site Meeting)
- As-Built Plans based on scan and/or any record drawings provided by client.
- Schematic Code Analysis

CIVIL ENGINEERING

This phase will include a site walk to identify existing concrete areas around the project site requiring removal and replacement. These are to include stairs, sidewalk, curb and gutter, ADA parking, play area ADA accessibility, and overall site ADA accessibility from the public street throughout the private site.

PRELIMINARY PLANS

ARCHITECTURAL DESIGN AND STRUCTURAL, MECHANICAL & ELECTRICAL ENGINEERING

During this phase, we will explore a preliminary design solution overlaid upon the pre-design analysis and As-Built Plans, all leading to a basis-of-design for Working Drawings. From this we will prepare two (2) schematic level design study of the Tenant Improvement. As-Built Plans, Demolition Plans, Floor plans will be presented depicting proposed Schematic Design Solution. Building Sections or Details may be provided at Architect's discretion to clarify Scope of Work intent. Additional iterative designs, if requested/required, will be an additional service.

CIVIL ENGINEERING

During this phase, we will compile a preliminary site and grading plan for Client review. Any comments and/or revisions requested by the Client will be addressed in the Construction Drawing phase.

LANDSCAPE DESIGN

50% Preliminary planting plan indicating the type, location, size, and condition of all proposed trees, shrubs, and groundcover. Existing plant material to remain will also be noted. Includes meetings and coordination.

WORKING DRAWINGS

ARCHITECTURAL DESIGN AND STRUCTURAL, MECHANICAL & ELECTRICAL ENGINEERING

This scope of work will include preparation of the documents required for both construction and plan approval processing for local building department requirements. Architectural Design, Structural Engineering, Mechanical Engineering, and Electrical Engineering will be provided to achieve approvals and develop construction development plans. JKAE will coordinate with the Client selected General Contractor regarding their preconstruction services to include updated scheduling, phasing, costing, cost allowances, alternate pricing and unit pricing.

CIVIL ENGINEERING

This scope of work will include preparation of Construction Documents for both construction and plan approval processing through the City of Reno. It is anticipated that the proposed site improvements will fall under a standard Building Permit. However, based on the extent of ADA improvements required, an Encroachment and Excavation Permit (provided and obtained by the Contractor-Not a Part) may be required for any improvements within City right-of-way. JKAE will prepare and submit Construction Documents for the on-site improvements including Construction Notes, Demolition Plan, Site Plan, Grading and Drainage Plan, Erosion Control Plan, and Construction Details. It is anticipated that this scope of work will involve site work only, and not include any utility design.

LANDSCAPE DESIGN

100% Landscape Design Construction Documents, including: Planting plan, irrigation plan, planting and irrigation specifications, planting and irrigation details, landscape water demand. Includes meetings and coordination.

AGENCY REVIEW

ALL DISCIPLINES

In this phase, we will assist the Client in processing necessary documents for building construction approvals and we will address questions, comments, and/or coordinate items stemming from plan review. This will include formal written responses to specific comments as well as revisions to the construction documents. A Time & Materials allowance has been provided for this scope as it is unknown at this time what the agency review comments will be. The Client will be notified in advance if the allowance is running low and additional fees will be required for permit issuance.

BIDDING / GENERAL CONTRACTOR NEGOTIATIONS

ALL DISCIPLINES

The Client will select a General Contractor for the project. JKAE will assist the General Contractor with bid questions and coordination for obtaining final bids. This phase will occur simultaneously through the design phase process, engaging value-engineering and collaboration with the General Contractor toward the best value approach for your solution. A Time & Materials allowance has been provided for this scope as it unknown at this time what will be requested by the General Contractor during this phase. The Client will be notified in advance if the allowance is running low and additional fees will be required for completion of this phase.

CONSTRUCTION ADMINISTRATION

ALL DISCIPLINES

Throughout the course of construction, we will provide review of the progress of the work on a timely basis. A part of this phase is to review the work to see that it generally conforms to the intent of the plans and calculations. JKAE does not act as a legal building inspector, nor interfere in the means and methods of construction that the general contractor would employ. This phase of work would be to provide written responses to the contractor regarding any engineering or architectural issues or information requests.

These may include correspondence for the benefit of the Building Department should they require approvals for any work performed. Also included in this phase will be all meetings after permit issuance. These include, but are not limited to, site visits requested by the Client or General Contractor, Client requested OAC meetings, and design team meetings for construction clarifications and/or plan revisions. A Time & Materials allowance has been provided for this scope as it unknown at this time what will be required during the construction of the site. The Client will be notified in advance if the allowance is running low and additional fees will be required for completion of the project.

SURVEYING SERVICES

BASE MAPPING

JKAE will draft a Base Map of the subject parcel which shall include the following record data:

- Draft the record boundary of Parcel 1 as shown on Parcel Map No. 1323.
- Draft easements of record affecting the subject parcel as shown on Parcel Map No. 1323.
- Draft the right of way dedication for Carlyle Drive as described within Deed Document No. 896589.

TOPOGRAPHIC SURVEY (CLUBHOUSE)

JKAE will prepare an as-built topographic map at 1-foot contour intervals of a portion of the subject property adjacent to the clubhouse as shown on the attached Exhibit B. The topographic map will be in accordance with NAC 625.666 and the National Map Accuracy Standards, and shall include the following field measurements:

- Crown of roadway
- Top back of curb, flowline, and edge of pavement for curb and gutter sections
- Sidewalks and flatwork adjacent to the project site
- Top/Toe and grade breaks of slopes
- Flow line of drainages
- Random ground shots
- Fence lines
- Building corners and finished floor elevation of the main level
- Top of wall and finished grade for retaining walls and planters
- Surface utilities and *observed evidence of sub-surface utilities, drainage facilities shall include data regarding existing pipe material/size/invert elevations where access is available.
- Aerial photo overlay

Topographic mapping will be based on the Nevada State Plane Coordinate System (NAD 83/94), with a vertical datum based on the North American Vertical Datum of 1988 (NAVD 88).

*Observed evidence of sub-surface utilities could be existing USA dig markings, signage or markers. Sub-surface utilities may exist that cannot be located by a field survey such as, but not limited to sewer laterals, fuel tanks, underground conduits.

ADDITIONAL SERVICES AS REQUESTED

JKAE will provide additional services and/or assistance as you, or your consultants may reasonably request. These services include, but are not limited to design change requests, coordination with consultants, or assistance with government agencies and processing the drawings/documents for entitlements, variance, building permit, any/all revisions that occur following permit approval, etc. These additional services, which are not included in other phases as described herein, would be compensated on a Time and Materials (T&M) basis.

QUALIFICATIONS

1. JKAE will:

- a. Provide the required design information and drawing exhibits for the Client to process and attain all required project construction permits.
- b. Provide assistance in preparing utility application(s); Client to coordinate with respective agencies.
- c. Perform at a minimum code required and as requested and/or professionally needed site observations during construction.
- d. Not be responsible for any inspections. All required verified testing, inspection, and commission to be performed by independent third-party qualified inspector(s).
- e. Provide a topographic map of the project area in PDF format stamped and signed by a professional land surveyor.
- f. Provide an AutoCAD 2023 Civil 3D drawing.
- g. Provide color aerial orthophoto.

2. Client shall provide:
 - a. Authorized access throughout the subject property.
 - b. A Geotechnical Report or any other required pre-construction environmental reports
 - c. Hazardous materials assessment and abatement
 - d. Payment of all related application, permit, agency, and filling fees directly to agency
 - e. Compensation to JKAE for any/all changes the contractor makes to contract documents that require reengagement of the design team for coordination and permit revisions. Such costs may be subject to reimbursement to the owner, outside of JKAE's engagement.
 - f. Consistent communication during construction for any/all contractor requests, changes, costs, etc. JKAE to review and provide feedback whether such requests are legitimate, fair and/or recommended.
3. Additional services, if needed/required:
 - a. Any changes in scope of work, program, schedule or budget
 - b. Interior design services; including selection of interior finishes, plumbing fixtures, colors, light fixtures, or furnishings.
 - c. Public meetings with community or local agencies
 - d. Project HOA design review
 - e. Changing from single phase to multiple phases to facilitate construction
 - f. Scope and/or value engineering changes by Owner, General Contractor and/or design-build subcontractors following approval of Preliminary Plans
 - g. Record drawings
4. Reimbursable items:
 - a. Additional printing and plotting costs outside of scope
 - b. Any items requested of Client outside of scope

PROJECT SPECIFIC ASSUMPTIONS

1. Project excludes:
 - a. High performance, zero net energy equivalent design
 - b. Design of audio/video and/or smart home systems
 - c. Renewable energy systems, solar and hot water heating, and electric vehicle charging system design
 - d. Security, CCTV, access control and audio/video design
 - c. Engineering technical reports attesting to hydrology, drainage, flooding
 - d. The design, engineering and calculations of all site stability/retaining rockery walls structures
 - e. Design services associated with Fire Alarm, Fire Sprinkler, Solar, Cost Estimate, etc.
 - f. Boundary resolution
 - g. Easement creation
2. Client's General Contractor will provide:
 - a. Cost estimates

FEE | SCHEDULE

In consideration of the above referenced services, JKAE shall be paid on a Time and Materials (T&M) or Fixed Fee basis per the following estimates, however they do not represent a guaranteed maximum. Fee estimate is valid for 30 days from date of this proposal and will be reevaluated if this time has passed. Services are to be paid and scheduled per the following (schedule is estimated and contingent upon return of executed proposal):

Phase	Basis	Arch JKAE	Struct JKAE	M/P SGF	Elect Jensen	Civil JKAE	Survey JKAE	Landscape LA Studio	TOTALS	Estimated Schedule
Base Mapping/Topographic Survey	Fixed	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,300	\$ -	\$ 11,300	
Pre-Design	Fixed	\$ 8,000	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ 9,000	2 weeks
Preliminary Plans	Fixed	\$ 14,400	\$ 3,600	\$ 3,700	\$ 2,600	\$ 4,500	\$ -	\$ 3,000	\$ 31,800	1 month
Working Drawings	Fixed	\$ 32,700	\$ 8,400	\$ 7,400	\$ 5,000	\$ 27,000	\$ -	\$ 3,000	\$ 83,500	2 months
Agency Review	T&M, Est.	\$ 7,600	\$ 1,400	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ 19,000	per Agency
Bidding/Negotiations	T&M, Est.	\$ 3,000	\$ -	\$ -	\$ -	\$ 2,000	\$ -	\$ 450	\$ 5,450	TBD
Construction Administration	T&M, Est.	\$ 20,200	\$ 2,500	\$ 1,800	\$ -	\$ 10,000	\$ -	\$ 450	\$ 34,950	TBD
TOTALS		\$ 85,900	\$ 15,900	\$ 12,900	\$ 7,600	\$ 54,500	\$ 11,300	\$ 6,900	\$ 195,000	

At the completion of each phase JKAE will provide a deliverable for client review and sign off. This deliverable is intended to summarize programmatic and design direction of the current phase. JKAE requires the client to sign off on each phase deliverable after

reviewing. Should the client request programmatic or design direction changes after such sign off, JKAE will inform client in writing if there are any schedule or design & engineering fee adjustments required to implement the changes.

BILLING PROCEDURES

Billing will occur monthly for work and expenditures from the previous month. Invoices will be sent out within the first two weeks of each month and are due and payable in full upon receipt. Accepted forms of payment are ACH or check only. Invoices become late at thirty (30) days from the date of invoice. Late charges accrue at a rate of 1.5% per month beginning 30th day from date of invoice. Payments received will be applied to any finance charges first before being applied to any outstanding invoices. Please remit all payments to: JKAE, 11661 Blocker Drive, Suite 220, Auburn, CA 95603

FORM OF AGREEMENT

If this proposal is acceptable to the Reno Housing Authority, we will execute a professional services agreement in your standard format.

We appreciate the opportunity to be of service.

Sincerely,
JKAE



Casey Snell, Associate Principal



Chris Vicencio, Partner, NV License #7836

2025 Hourly Rate Schedule

Architecture & Engineering

Partner	\$255.00
Principal [Architectural or Engineering]	\$240.00
Associate Principal [Architectural or Engineering]	\$225.00
Director [Market Sector or Specialization]	\$210.00
Senior Project Manager	\$200.00
Structural Engineer – SE	\$200.00
Project Manager	\$190.00
Senior Structural Engineer	\$185.00
Senior Civil Engineer	\$185.00
Senior Project Architect Lead Designer	\$185.00
Project Architect Project Engineer	\$170.00
Specialist [Business Manager Construction Administrator DSA Marketing Business Development]	\$165.00
Designer III Project Leader	\$155.00
Engineering Assistant	\$145.00
Designer II Job Captain	\$135.00
Designer I	\$120.00
Senior Studio Assistant	\$115.00
Designer	\$105.00
Studio Assistant	\$ 90.00
Intern Designer (Part-time)	\$ 60.00

Land Surveying & Mapping

Principal	\$240.00
Associate Principal	\$225.00
Director of Surveying Services	\$210.00
Survey Technician III	\$165.00
Survey Technician II	\$145.00
Survey Technician I	\$125.00

FIELD SERVICES

One-Person Survey	\$200.00*
Two-Person Survey	\$255.00*

*Hourly rates for field survey parties include normal usage of survey supplies and vehicle expenses.

SPECIAL EQUIPMENT & OTHER COSTS

Mileage and parking expenses outside of standard field services incurred by office employees are charged at cost. Prints, plot media, CD's, messenger service, subsistence, air travel, and other direct expenses will be charged at cost plus ten percent. The services of outside consultants will be charged at cost plus fifteen percent. Standard computer and technology costs are incorporated into the above hourly rates.

Consultant Services	cost plus 10%
Reimbursable Expenses	cost plus 15%
Mileage	current federal rate

Rates subject to change annually

Exhibit 'A' – Client provided Scope of Work

Client provided draft for the scope of work for existing floor plan (approximately 3,680 SF).

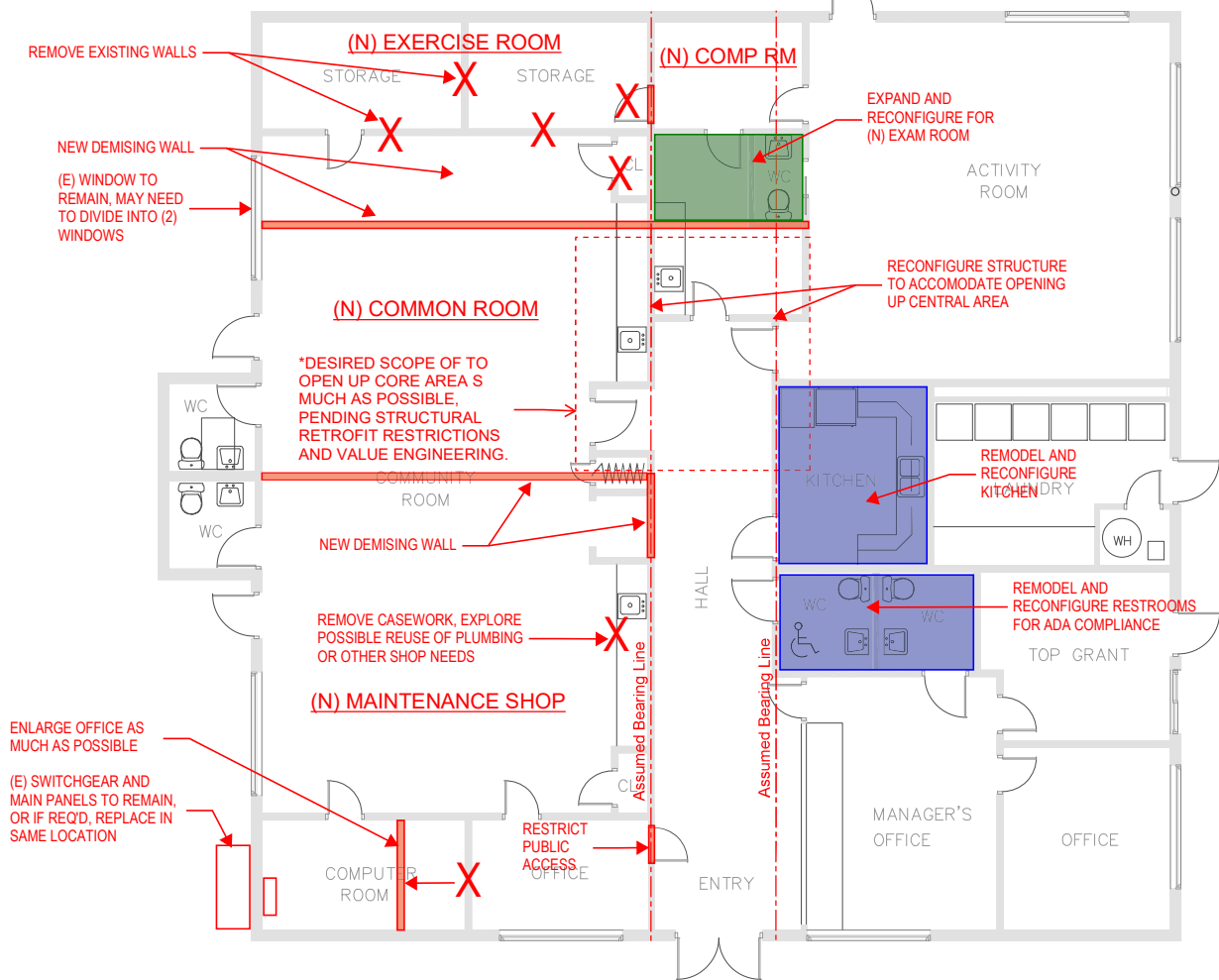
BUILDING INTERIOR IMPROVEMENTS:

1. FLOORING: Removal and remove existing flooring and replace with new LVT. Abatement might be required.
2. DRYWALL: All existing drywall including walls and ceilings through-out the structure shall be removed and replaced. All walls shall be textured and painted.
3. CONCRETE: Remove and replace existing concrete steps to meet current code in the entries of the building.
4. WINDOWS: Existing windows shall be removed and replace with Energy star windows. In-kind replacement.
5. DOORS: All existing interior doors shall be removed and replaced. Exterior doors will need to meet current code. Entry doors should have automatic opener and closure.
6. INSULATION: All existing insulation will be removed. All units shall be insulated as required by current code.
7. KITCHEN AND BATH CABINETS: Existing cabinets, countertops, and accessories will be removed and replaced and should meet ADA guidelines and ANSI requirements.
8. PLUMBING: All existing water lines will be removed and replaced including isolation valves, hot and cold supply, angle stops, fixtures and hose bibs.
9. SANITARY SEWER: Remove and replace all interior sewer systems including piping, venting, connections, hardware, waste lines and drain receptacles as required per current building codes, and current city ordinances.
10. HVAC: All existing roof top units shall be replaced with energy efficient/ energy star rated appliances. All, coils, condensing units, thermostats, supply and return air ducting will be replaced.
11. ELECTRICAL: Remove existing electrical panels, wiring, plug outlets, switches, light fixtures and dedicated circuits. All new electrical panels, wiring, plug outlets, switches, light fixtures and dedicated circuits will be installed in each unit to meet current code. All new low voltage cabling including phone, tv, and internet will be replaced.
12. Replace surveillance system.
13. Install a new Fire Alarm system to meet current code.
14. Remove and replace reflective ceiling tiles.

BUILDING EXTERIOR & SITE IMPROVEMENTS:

1. BUILDING EXTERIOR: All front landscape should be refresh with new rock mulch.
2. Replace all exterior lights.
3. ROOF: Re-coat existing foam roof. Remove and replace existing rain gutter and downspouts.
4. ROOF: Overhang roof shingles shall be removed and replaced.
5. New domestic backflow and hot box with electrical heat tape.
6. SIGNAGE: Install new complex signage.
7. COMMUNITY BUILDING: Remove and replace existing HVAC rooftop package units three (3) each. Re-coat, and seal existing foam roof.
8. ADA van accessible Parking Stall and paint stripping for accessibility path.
9. ADA accessible ramp.
10. List of amenities.
 - a. Computer/study room with full Internet access that is a minimum of 100 square feet and is equipped with at least one computer and printer/scanner/copier for every 20 units (Essex consists of 106 units).
 - b. Library and/or reading room supplied with at least 50 books.
 - c. Equipped weight/exercise room that is a minimum 200 square feet and has at least three exercise machines.

EXHIBIT 'A' - SCOPE OF WORK DIAGRAM



NOTE: EXHIBIT 'A' DIAGRAM IS TO SUPPLEMENT AND PROVIDE GRAPHICAL REPRESENTATION OF CLIENT PROVIDED SCOPE OF WORK, SITE WALK CONVERSATIONS, AND SKETCH AS PROVIDED BY OPERATIONS. PROVIDED AS A BASIS-OF-DESIGN ASSUMPTIONS FOR PROPOSAL SCOPE OF WORK.

EXHIBIT 'B'

Survey Exhibit Map

Limits of topographic survey

RED = Clubhouse topo limits

BLUE = Optional play ground limits



200 ft

RENO HOUSING AUTHORITY

AGENDA ITEM NUMBER: 11

May 27, 2025

SUBJECT: Closed Session:

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.

- Legal update from RHA general counsel regarding actual, potential, or threatened litigation.

FROM: Executive Director

RECOMMENDATION: Discussion Only

RENO HOUSING AUTHORITY

AGENDA ITEM NUMBER: 12

May 27, 2025

SUBJECT: Reconvene Open Session:

Additional Items.

FROM: Executive Director

RECOMMENDATION: For Possible Action

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 meetings. The following dates have been scheduled in advance but are subject to change at any time: Tuesday, June 24, 2025, and Tuesday, July 22, 2025. (For Possible Action)