

**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*

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