

**RENO HOUSING AUTHORITY**

**AGENDA ITEM NUMBER: 1**

**June 24, 2025**

**SUBJECT:** Approval of the Agenda.

**FROM:** Executive Director

**RECOMMENDATION:** For Possible Action

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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, June 24, 2025**  
**TIME:               12:00 p.m. (Approximately)**  
**PLACE:              Reno Housing Authority Boardroom**  
**1525 East Ninth Street, Reno, Nevada**

*Persons wishing to provide public comment may participate during the scheduled meeting by commenting in person during the course of the meeting, or address their comments, data, views, arguments in written form to Hilary Lopez, Ph.D., Executive Director, Housing Authority of the City of Reno, 1525 East 9th Street, Reno, NV 89512-3012, Fax: 775.786.1712; e-mail address: [HLopez@renoha.org](mailto:HLopez@renoha.org). Written submission should be received by the Board on or before, June 20, 2025, by 5:00 p.m., in order to make copies available to members of the Board and the public.*

*Below is an agenda of all items scheduled to be considered. At the discretion of the chairperson or the Board, items on the agenda may be taken out of order; the Board may combine two or more agenda items for consideration, and the Board may remove an item from the agenda or delay discussion relating to an item on the agenda at any time. The public is advised that one or more members of the Board may participate in the meeting via electronic means.*

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**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 and Closed Session Board Meetings held on May 27, 2025. (For Possible Action)
  3. Flynn Guidici and staff will provide an update on the State of Nevada 83rd legislative session, bills of interest and related items. The Board may provide direction to the Executive Director in relation to bills of interest. (For Possible Action)
  4. Annual Ethics Training by State of Nevada Ethics Commission (Discussion)

5. Consent Agenda. (All consent items may be approved together with a single motion, be taken out of order, and/or be heard and discussed individually. Items will be removed and considered separately at the request of the public or Board member.) (For Possible Action)

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

- Commissioner Martinez:

<b>Programs</b>	<b>Amount</b>
RHA – Redirect Athletics	\$1,680
RHA - Start Smart Hardship Fund	\$3,335
RHA 2025 Start Smart Graduation Event	\$2,000
RHA Leadership Development Program	\$2,985

6. Commissioner Reports. (Discussion)

7. 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 Government & 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)

8. Discussion and possible approval of a new name for the former Hawk View public housing site. (For Possible Action)

### **Closed Session**

9. 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)

- City of Sparks Request for Proposals: 306 10th Street, Sparks, NV 89431 Affordable Housing Development Project

### **Reconvene Open Session**

10. Discussion and quarterly update on the RHA development projects including, but not limited to:
    1. Silverada Manor
    2. Hawk View Apartments
    3. John McGraw & Silver Sage Apartments
    4. Stead Manor
    5. Essex Manor
    6. Carville Court
    7. Reno Avenue
    8. I Street(Discussion only)
  11. Presentation and progress update on CY25 Board Goals relating to the Development and Asset Management Departments. (Discussion Only)
  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, July 22, 2025, and Tuesday, August 26, 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.
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*This meeting is accessible to the hearing impaired through the RHA TTY/TDD/voice phone line (385) 770-7166. Anyone with a disability, as defined by the Americans with Disabilities Act, requiring special assistance to participate in the meeting, may contact the Board of Commissioners at the following address, at least five days in advance of the meeting in order to make arrangements, if possible, for reasonable accommodations that would enable participation in the meeting by contacting JD Klippenstein, or by calling (775) 329-3630.*

*This agenda has been posted at the Housing Authority of the City of Reno Administrative Office, 1525 East Ninth Street; and further in compliance with NRS 241.020, this agenda has been posted on the official website for the Housing Authority of the City of Reno [www.renoha.org](http://www.renoha.org) and the State of Nevada Public Notification website <http://notice.nv.gov/>.*

*According to the provisions of NRS 241.020(5), a copy of supporting (not privileged and confidential) material provided to Board members may be obtained upon request made to: Hilary Lopez, Ph.D., Executive Director, Housing Authority of the City of Reno, 1525 East Ninth Street, Reno, Nevada, 89512, or by calling (775) 329-3630. Copies of supporting (not privileged and confidential) material provided to Board members by staff may be obtained at the aforementioned address.*

Dated May 21, 2025

*Colleen Montgomery-Beltran*

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By: Colleen Montgomery-Beltran  
Executive Administrative Assistant

**RENO HOUSING AUTHORITY**

**AGENDA ITEM NUMBER: 2**

**June 24, 2025**

**SUBJECT:** Approval of the minutes of the Regular and Closed Session Board Meetings held on May 27, 2025.

**FROM:** Executive Director

**RECOMMENDATION:** For Possible Action

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Meeting minutes can be found on the following pages.

**MINUTES OF THE REGULAR MEETING  
HOUSING AUTHORITY OF THE CITY OF RENO  
BOARD OF COMMISSIONERS  
May 27, 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, May 27, 2025, in the Agency's Boardroom.

**Commissioners Present**

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

**Commissioners Absent**

Dejanae Solley, Commissioner

**Staff Present**

Dr. Hilary Lopez, Ph.D., Executive Director  
JD Klippenstein, Director of Development  
Darren Squillante, Director of HR  
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  
Ashwini Prasad, Director of Finance  
Colleen M. Beltran, Executive Administrative Assistant  
Maribel Martinez, Asset Management Administrator (for Closed Session only)  
Ryan Russell, Legal Counsel

**Others Present**

Mendy Elliott, Flynn Guidici (Zoom)

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

- **Call to order and roll call.**

Madame Chair Taylor called the meeting to order at 12:00pm. The Secretary/Treasurer, Hilary Lopez, performed the roll call.

- **Introduction of guests.**

No guests were present.

- **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 motioned to approve the agenda without changes. Vice Chair Aiazzi seconded the motion. Acknowledging the motion and the second, and hearing no further comments, Madame Chair Taylor called for the vote. With all ayes, no nays, Madame Chair Taylor declared the motion carried unanimously.

**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)**

Vice Chair Aiazzi motioned to approve the minutes as presented. Commissioner Sullivan 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 unanimously.

**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)**

Mendy Elliott provided an update on the legislative status of various bills including which have passed out of the legislature to the Governor, which are still being considered, and related items.

No action was taken on this item.

**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

Commissioner Sullivan moved to approve the Consent Agenda. Vice Chair Aiazzi seconded the motion. After a few questions and no further comments, 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.

**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 adoption of Resolution 25-05-02 RH approving the FY2026 RHA budget. (For Possible Action)**

After much discussion, Vice Chair Aiazzi moved to approve Resolution 25-05-02 RH and the FY2026 budget as presented. Commissioner Sullivan seconded the motion. Hearing so further discussion, Madame Chair Taylor called for the vote. All were in favor, no objections. Madame Chair Taylor declared the motion carried unanimously.

**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)**

The COLA was discussed in length and detail. Commissioner Sullivan motioned to increase the COLA to 5%. With no commissioner offering to second the motion, Madame Chair Taylor declared the motion failed.

Commissioner Sullivan then motioned to accept the adoption of Resolution 25-05-03 RH and the COLA increase as recommended by staff. Vice Chair Aiazzi seconded the motion. Acknowledging the motion and the second, Madame Chair Taylor asked for any further discussion. There being none, Madame Chair Taylor called for the vote. With all ayes and no nays, Madame Chair Taylor declared the motion carried.

**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)**

After some clarification by RHA's Director of Development, Madame Chair Taylor asked the commissioners for any further questions or comments. Hearing none, Madame Chair Taylor called for a motion. Vice Chair Aiazzi moved to approve Resolution 25-05-04 RH and the staff recommendation. Commissioner Martinez seconded the motion. With no additional comments or questions, Madame Chair Taylor called for the vote. With all ayes and no nays, Madame Chair Taylor declared the motion carried unanimously.

**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)**

RHA's Director of Development answered the commissioners' questions to their satisfaction. Madame Chair Taylor asked for any further questions or comments. Hearing none, Madame Chair Taylor then requested a motion. Vice Chair Aiazzi moved to approve the staff recommendation to execute a task order with JKAE for architectural services for the Essex Manor Community Building Rehabilitation project. Commissioner Sullivan seconded the motion. Hearing no further comments, Madame Chair Taylor called for the vote. With all ayes and no nays, Madame Chair Taylor declared the motion carried.

**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.**

No action was taken on this item.

### **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 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, June 24, 2025, and Tuesday, July 22, 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.**

There were no public comments.

#### **14. Adjournment.**

Madame Chair Taylor declared the meeting adjourned at 1:50pm.

May 27, 2025, Closed Session Meeting Minutes are presented separately.

**RENO HOUSING AUTHORITY**

**AGENDA ITEM NUMBER: 3**

**June 24, 2025**

**SUBJECT:** Flynn Guidici and staff will provide an update on the State of Nevada 83rd legislative session, bills of interest and related items. The Board may provide direction to the Executive Director in relation to bills of interest.

**FROM:** Executive Director

**RECOMMENDATION:** For Possible Action

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**Background:**

The State of Nevada 83rd Legislative Session concluded on June 2, 2025. Flynn Guidici and RHA staff will provide a recap on the status of bills of interest highlighting which were approved, vetoed, or had no further action. A copy of the presentation and an updated bill tracker are attached for reference. The full text of all referenced bills is available online via the State's legislative website. The board may provide direction to the Executive Director in relation to bills of interest.

**Staff Recommendation and Motion:**

The Board may motion to provide direction to the Executive Director in relation to bills of interest.

# RENO HOUSING AUTHORITY

Board Legislative Update  
June 24, 2025



# Legislative Recap

## Signed

**AB103** – Revises language in Chapter 315 and restructures RHA board composition, It authorizes regional housing authorities to enter public-private partnerships, create for-profit and nonprofit entities, and operate certain housing projects for profit, increases meeting attendance compensation cap up to \$250 per meeting. **SIGNED BY GOVERNOR**

**AB540** – Establishes the Nevada Attainable Housing Account, appropriating \$133 million to support the development, preservation, and accessibility of attainable housing projects statewide, creates the Nevada Attainable Housing Council to oversee the allocation of funds and guide statewide housing initiatives, creates a new "tier four" category for households earning between 120% and 150% of the area median income. **SIGNED BY GOVERNOR**

**AB458** – Modernizes Nevada's energy laws to enable affordable housing developments with solar-powered systems to participate in net metering programs. Bill exempts owners and operators of these systems from being classified as public utilities and establishes requirements for tariffs, contracts, and credit allocations to ensure equitable distribution of energy benefits to tenants. **SIGNED BY GOVERNOR**

# Legislative Recap

## Signed

**AB301** – Relating to community development, revising provisions governing the procedure for applying for transferable tax credits for affordable housing and the transfer of such tax credits through incorporating a section of AB62. **SIGNED BY GOVERNOR**

**SB166** – 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.

**SIGNED BY GOVERNOR**

**AB121** – 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. **SIGNED BY GOVERNOR**



# Legislative Recap

## Signed

**AB366** – Creates the Nevada Supportive Housing Development Fund in the State General Account and appropriates funds for the supportive housing grant program. **SIGNED BY GOVERNOR**





# Legislative Recap

## Vetoed

**AB283** – 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.

**VETOED BY GOVERNOR**

**AB388** – Expands Nevada's paid family leave requirements for both public and private sector employers.

**VETOED BY GOVERNOR**



# Legislative Recap

## No Action Taken

**AB62** – Revises Nevada’s procedures and rules governing transferable tax credits for affordable housing projects. **NO FURTHER ACTION TAKEN**

**SB283** Makes appropriations to Clark County and the Cities of Reno and Sparks for programs for rental assistance to certain persons. **NO FURTHER ACTION TAKEN**

**AB131** – 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). **NO FURTHER ACTION TAKEN**



# Questions?



Reno Housing Authority - Status Of Legislation - 83rd (2025) Session					Support	Monitor	Oppose
Name	Description	Sponsor(s)	Status	Past Meetings	Past Action	Comments	Position
SIGNED BY GOVERNOR							
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	Approved by Governor	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	Approved by Governor	Requires landlords to offer tenants at least one form of payment that does not require a fee and to disclose any online payment fees and limit those to the fee charged by the online service	
AB241	Revises provisions relating to housing. (BDR 22-65)	Jauregui	General File	Senate Committee on Commerce and Labor 5/16/2025 8:00 AM	Approved by Governor	Would require counties to speed up the process to rezone land currently designated commercial use into residential or mixed use.	
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	Approved by Governor	Creates the Nevada Supportive Housing Development Fund in the State General Account and appropriates funds for the supportive housing grant program	
AB458	Revises provisions governing energy. (BDR 58-228)	Watts	General File	Senate Committee on Growth and Infrastructure 5/16/2025 Upon Call of Chair	Approved to Governor	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	Approved to Governor	Governor Lombardo's omnibus housing bill. Allocates \$133M for affordable/attainable housing programs	

Reno Housing Authority - Status Of Legislation - 83rd (2025) Session					Support	Monitor	Oppose
Name	Description	Sponsor(s)	Status	Past Meetings	Past Action	Comments	Position
<a href="#">SB166</a>	Revises provisions relating to housing. (BDR 57-713)	Scheible	Second Reading	Assembly Committee on Commerce and Labor 5/16/2025 Upon Call of Chair	Approved by Governor	Prohibits certain insurers from discriminating based on the breed of a dog at certain properties; revising provisions relating to the supportive housing grant program implemented by the Housing Division of the Department of Business and Industry	
<a href="#">AB475</a>	Makes an appropriation to Clark County, the City of Reno and the Nevada Rural Housing Authority (BDR S-1094)	Assembly Committee on Ways and Means	Second Reading	Senate Committee on Finance	Approved by Governor	Makes appropriations to Clark County, the City of Reno and the Nevada Rural Housing Authority for eviction diversion programs	
VETOED BY GOVERNOR							
<a href="#">AB201</a>	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	Vetoed by Governor	Expands the circumstances under which an eviction as court file may be automatically sealed	
<a href="#">AB223</a>	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	Vetoed by Governor	Revises provisions regarding landlord responsibilities	
<a href="#">AB280</a>	Revises provisions relating to housing. (BDR 10-337)	Jauregui	General File	Senate Committee on Commerce and Labor 5/12/2025 8:00 AM	Vetoed by Governor	Rent stabilization for seniors	
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	Vetoed by Governor	Changes requirements regarding eviction filings and timelines	

Reno Housing Authority - Status Of Legislation - 83rd (2025) Session						Support	Monitor	Oppose
Name	Description	Sponsor(s)	Status	Past Meetings		Past Action	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		Vetoed by Governor	Requires certain public and private employers to provide up to 12 weeks of paid family leave for certain circumstances	
NO FURTHER ACTION TAKEN								
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		No further action taken 6/2/2025 AB301 incorporated AB62 Article 1	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	
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		No further action taken 6/3/2025	Provides for incentives for use of HCV in ADUs	
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			No further action taken 6/3/2025	Allocates continued funding for emergency rental assistance programs	

Reno Housing Authority - Status Of Legislation - 83rd (2025) Session						Support	Monitor	Oppose
Name	Description	Sponsor(s)	Status	Past Meetings		Past Action	Comments	Position
Under Review								
<a href="#">AB38</a>	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		
<a href="#">AB44</a>	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		
<a href="#">AB125</a>	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		
<a href="#">AB185</a>	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		
<a href="#">AB192</a>	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		
<a href="#">AB258</a>	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		
<a href="#">AB263</a>	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		

Reno Housing Authority - Status Of Legislation - 83rd (2025) Session					Support	Monitor	Oppose
Name	Description	Sponsor(s)	Status	Past Meetings	Past Action	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		
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		



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

Reno Housing Authority - Status Of Legislation - 83rd (2025) Session					Support	Monitor	Oppose
Name	Description	Sponsor(s)	Status	Past Meetings	Past Action	Comments	Position
<a href="#">SB78</a>	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		
<a href="#">SB99</a>	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		
<a href="#">SB108</a>	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		
<a href="#">SB114</a>	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		
<a href="#">SB121</a>	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		

Reno Housing Authority - Status Of Legislation - 83rd (2025) Session					Support	Monitor	Oppose
Name	Description	Sponsor(s)	Status	Past Meetings	Past Action	Comments	Position
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		
SB179	Revises provisions relating to discrimination. (BDR 18-35)	Ohrenschall, Buck, Stone, Krasner, Cannizzaro, Daly, Ellison, Flores, Neal,	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					Support	Monitor	Oppose
Name	Description	Sponsor(s)	Status	Past Meetings	Past Action	Comments	Position
<a href="#">SB201</a>	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		
<a href="#">SB319</a>	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		
<a href="#">SB370</a>	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		
<a href="#">SB391</a>	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		
<a href="#">SB410</a>	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		

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

Reno Housing Authority - Status Of Legislation - 83rd (2025) Session						Support	Monitor	Oppose
Name	Description	Sponsor(s)	Status	Past Meetings		Past Action	Comments	Position
BDR 169	Revises provisions relating to real property.	Senator Harris	Submitted					
BDR 10-513	Revises provisions relating to housing.	Joint Interim Standing Committee on Commerce and Labor (NRS 218E.320)	Submitted					
BDR 738	Revises provisions relating to common-interest communities.	Assemblymember DeLong	Submitted					
Failed Deadline								
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		Failed May 23 deadline	Makes changes to the NHD annual housing report and database	
AB68	Revises provisions relating to housing. (BDR 10-478)	Committee on Commerce and Labor	Failed_Deadline:4/11/2025_RuleNo:14.3	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_RuleNo:14.3	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_RuleNo:14.3	Assembly Committee on Government Affairs 3/18/2025 8:00 AM		Heard		

Reno Housing Authority - Status Of Legislation - 83rd (2025) Session						Support	Monitor	Oppose
Name	Description	Sponsor(s)	Status	Past Meetings		Past Action	Comments	Position
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_RuleNo:14.3.1					
AB324	Revises provisions governing housing. (BDR 10-1045)	Orentlicher	Failed_Deadline:4/11/2025_RuleNo:14.3					
AB341	Revises the Nevada Fair Housing Law. (BDR 10-460)	Committee on Health and Human Services	Failed_Deadline:4/11/2025_RuleNo:14.3	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_RuleNo:14.3					
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_RuleNo:14.3.1					
SB2	Revises provisions relating to collective bargaining. (BDR 23-417)	Committee on Government Affairs	Failed_Deadline:4/11/2025_RuleNo:14.3					
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_RuleNo:14.3.1	Senate Committee on Government Affairs 3/17/2025 3:30 PM		Heard, No Action		

Reno Housing Authority - Status Of Legislation - 83rd (2025) Session						Support	Monitor	Oppose
Name	Description	Sponsor(s)	Status	Past Meetings		Past Action	Comments	Position
SB107	Revises provisions relating to housing. (BDR 18-83)	Neal	Failed_Deadline:4/11/2025_RuleNo:14.3					
SB123	Prohibits local governments from enacting rent control. (BDR 20-723)	Ellison	Failed_Deadline:4/11/2025_RuleNo:14.3.1					
SB151	Revises provisions relating to manufactured home parks. (BDR 10-755)	Taylor	Failed_Deadline:4/11/2025_RuleNo:14.3.1					
SB222	Revises provisions relating to common-interest communities. (BDR 10-640)	Buck	Failed_Deadline:4/11/2025_RuleNo:14.3.1					
SB261	Revises provisions relating to housing. (BDR 3-581)	Senators Doñate, Krasner, Stone, Hansen, Daly and Nguyen; Assemblymember Gallant	Failed_Deadline:4/11/2025_RuleNo:14.3.1					
SB289	Revises provisions relating to local governments. (BDR 20-969)	Committee on Government Affairs	Failed_Deadline:4/11/2025_RuleNo: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_RuleNo:14.3.1					



Reno Housing Authority - Status Of Legislation - 83rd (2025) Session						Support	Monitor	Oppose
Name	Description	Sponsor(s)	Status	Past Meetings		Past Action	Comments	Position
SB401	Revises provisions relating to certain redevelopment plans. (BDR 22-331)	Flores	Failed_Deadline:4/11/2025_RuleNo:14.3.1					
SB430	Revises provisions relating to taxation. (BDR 32-693)	Committee on Revenue and Economic Development	Failed_Deadline:4/11/2025_RuleNo: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_RuleNo:14.3					

**RENO HOUSING AUTHORITY**

**AGENDA ITEM NUMBER: 4**

**June 24, 2025**

**SUBJECT:** Annual Ethics Training by State of Nevada Ethics Commission

**FROM:** Executive Director

**RECOMMENDATION:** Discussion

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## RENO HOUSING AUTHORITY

**AGENDA ITEM NUMBER: 5**

**June 24, 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 approval of donations from Board of Commissioner contingency funds.

**FROM:** Executive Director

**RECOMMENDATION:** For Possible Action

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

- Commissioner Martinez:

<b>Programs</b>	<b>Amount</b>
RHA – Redirect Athletics	\$1,680
RHA - Start Smart Hardship Fund	\$3,335
RHA 2025 Start Smart Graduation Event	\$2,000
RHA Leadership Development Program	\$2,985

**Staff Recommendation and Motion:**

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

**RENO HOUSING AUTHORITY**

**AGENDA ITEM NUMBER: 6**

**June 24, 2025**

SUBJECT: Commissioner Reports

FROM: Executive Director

RECOMMENDATION: Discussion

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## RENO HOUSING AUTHORITY

**AGENDA ITEM NUMBER: 7**

**June 24, 2025**

SUBJECT: Executive Director/Secretary's Report.

FROM: Executive Director

RECOMMENDATION: Discussion

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### **A. Update on Agency Activities**

- RHA held its first construction job fair on June 20<sup>th</sup>. Nineteen contractors/subcontractors participated in the event. This event provided for on-site hiring which assists not only job seekers with finding construction related work but helps contractors/subcontractors that are working with RHA meet their federal Section 3 requirements for hiring low-income workers.
- RHA's third annual Start Smart Scholars Night is scheduled for June 26, 2025. Seven (7) graduates will be honored for their accomplishments and three of the graduates will receive \$10,000 scholarships to continue towards their academic and/or career goals.
- RHA is receiving \$2.13 million in FY25 Capital Funds, which was incorporated as part of the funding for activities and projects approved by the Board in RHA's MTW Plan. As part of the FY25 awards, the US Department of Housing and Urban Development (HUD) updated its Form 53012, which is used to allocate public housing capital funds, to include reference to the new Buy America, Build America domestic procurement preference. The grant is also subject to Executive Order 14218, Ending Taxpayer Subsidization of Open Borders and applicable law.
- The Executive Director was interviewed on *Face the State* on June 12, 2025, and provided information on the ongoing need for affordable housing.
- The Executive Team is participating in a regional call with HUD leadership and staff on June 26, 2025, to learn more about the new administration's housing priorities, receive updates from Public and Indian Housing, and discuss work requirements and time limits for housing vouchers.
- RHA will host its next elected officials tour in August. Invites will go out by end of month. The tour will highlight RHA's resident services and provide more information on current construction progress and upcoming development plans at Reno Avenue.

## B. Rental Assistance Voucher Programs/Asset Management

### Rental Assistance

Voucher Type	Total Voucher Baseline	Vouchers Leased as of 6/1/25	Percent Leased	Vouchers Issued Not Yet Leased
Housing Choice Voucher	2,638	2,293	89%	50
VASH	498	429	86%	26
VASH – pending PBV awards	95	0	0%	0
EHV	108	106	98%	2
FYI	15	13	87%	2

Number HQS Inspections Conducted	May 2025	201
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### City of Sparks Eviction Prevention Program

Total Funding Awarded	Total Assistance Approved as of 6/12/25	Number of Households Approved as of 6/12/25	Percent Funding Spent
\$1,455,000	\$1,455,000	293	100%

### Homeless Prevention Program

Total Funding Awarded	Total Assistance Approved as of 6/1/25	Number of Households Approved as of 6/1/25	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 some of our HCV's to assist special populations obtain housing. Of the total 284 PBV units, 100 are assigned to RHA-owned properties. Lease-Up

#### Expectations:

Although our total voucher allocation is 2703, 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, including 52 additional vouchers as of 6/1/25. 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 143 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 has finished energizing the irrigation systems and starting up the swamp coolers at all complexes and scattered site properties. They are currently focusing on weed control by spraying and pulling weeds around the sites during the cooler morning hours. The Maintenance team also attended the Lockout Tagout training by SCATS during the month of May.
- Management completed the Railyard HOME audit, and it passed with no findings. Management also worked on processing the annual rent increases effective August across all properties. This is the third year we have completed the increases and expect that all residents will be at the maximum allowable rent by program type or 80% of market rate no later than August 2026. The only exception would be the complexes that have funding provided by NHD or the HOME program as the rent increase cap is 5% per year for senior properties and 10% per year for family properties.

During the month of May, lead based paint inspections were completed at Tom Sawyer and Mineral Manor by the entire Asset Management team. Work orders were created for the deficiencies noted during the inspection. Prior to maintenance making the necessary repairs they will attend training in June to become Lead Based Renovation, Repair and Paint certified.

Management is also finalizing the 2nd and 3rd phase transition plan for McGraw/Silver Sage with the completion of the 2nd phase occurring at the end of May and the 3rd phase beginning early June.

- Public Housing ended the month of March with 68 vacancies for an overall occupancy rate of 85.63% across all sites. Out of the 68 vacancies that remain, 28 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. The last phase of McGraw/Silver Sage is the largest phase which has resulted in an increase in overall vacancies. We also had 5 additional

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 May 2nd and 16th, serving 48 and 45 clients.

#### **Produce on Wheels & Drop-offs:**

Fresh produce was delivered to seniors at Willie J. Wynn on May 15th and 27th. The drops were conducted in partnership with Reno Food Systems.

#### **Workshops and Events:**

- **Resident Council Mother's Day Brunch – May 12th at Tom Sawyer:**  
Hosted by the Resident Council, attended by 35 seniors.
- **Dessert in a Jar Workshop – May 13th at Tom Sawyer:**  
Attended by 15 residents. Participants created single-serving desserts in jars, promoting nutrition and portion control.
- **Community Garden Activity – May 14th:**  
This Resident Council event brought together 18 participants to tend the community plot, fostering engagement and sustainability.
- **Yoga & Blood Pressure Check – May 20th at WJW:**  
14 residents participated in this wellness session, which integrated gentle physical activity with basic health monitoring.
- **Resident Council Memorial Day Safety Workshop – May 23rd at Tom Sawyer:**  
50 residents attended this safety-focused event ahead of the holiday weekend.
- **SHIP (Medicare counseling) by Access to Healthcare – May 15th:**  
Provided individual counseling to 3 residents on Medicare enrollment and benefits.
- **Young at Heart Dance Class – May 20th and 27th at WJW:**  
Continuing weekly with 7 participants per session.

### **Workforce Development & Family Self-Sufficiency (FSS) Program**

#### **Workshops and Events:**

- **Debt Management Workshop – May 7th:**  
Hosted in partnership with Greater Nevada Credit Union, this workshop welcomed 10 participants. Covered budgeting, credit management, and debt reduction strategies.
- **Homebuyer Seminar – May 17th:**  
29 attendees. Included vendors from real estate, mortgage lending, and down payment assistance programs. Positive engagement reported, with suggestions to expand future events to more residents.



## **Youth Programs**

### **Start Smart Program:**

- **Start Smart Credit Building Workshop – May 7th:**  
The session focused on understanding how credit works, how to build a strong credit history, and how credit impacts major life goals like renting, car ownership, and home buying. Youth engaged in real-life scenarios and practical tools to begin their credit journey, while parents received tips on supporting responsible credit use. The workshop emphasized early financial literacy as a foundation for long-term self-sufficiency. 12 youth and 12 parents attended this session focused on personal development and self-sufficiency.
- **Sierra Nevada Journey Summer Camp Enrollment Completed** – 43 youth participants an outdoor education program focused on leadership development, environmental science, and team building. The camp offers a unique opportunity for RHA youth to explore nature, build confidence, and develop essential life skills in a supportive and immersive setting.
- **Back to School Event – July/August 2025:**  
The Back to School Event is designed to equip RHA youth and families with the tools and support they need for a successful school year. The event includes free backpacks, school supplies, and access to resource tables from community partners offering educational services, youth programs, health screenings, and family support.
- **Planning for Student Incentive Program (SIP):**  
The Student Incentive Program (SIP) is a youth engagement initiative designed to promote academic success, school attendance, and personal responsibility among youth participants at RHA. Participants are encouraged to submit their report cards quarterly, and those who demonstrate improvement or maintain strong academic performance will receive recognition and incentives.

## **Community Engagement**

- Collaboration discussions continued with the Air Force Drug Prevention Program and other partners for summer and fall programming.
- **Washoe County Prevention Conference – May 1–2, 2025:**  
Resident Services staff attended the Washoe County Prevention Conference held at the Atlantis Casino. The two-day event provided a valuable opportunity for networking, professional development, and learning about regional efforts to strengthen youth and family services. Sessions covered topics such as child trafficking prevention, mental health, trauma-informed care, and behavioral health leadership. Notable presentations included keynote speaker Colin Seale on systemic change in education and Angela Crawford of the Nevada Air National Guard on youth empowerment through prevention. Staff engaged in breakout sessions related to infant and early childhood mental health, suicide prevention, and cross-sector collaboration—bringing back practical tools to enhance our community-based programming and prevention initiatives.

## **Staff Development**

- The Workforce Development Coordinators, Youth Coordinator, Resident Services Administrator, and Director of Resident Services all completed certification in Self-Sufficiency

Service Coordination through Nan McKay & Associates. The training focused on case management best practices, program goal setting, and effective coordination strategies to support participant success.

- United Way of Northern Nevada and the Sierra delivered a presentation to Resident Services staff outlining the organization's programs and support services.
- **Redefining Resident Services – Workshop Series (Part 1 of 5):**  
In May, Resident Services launched the first session of a five-part staff development series titled "Redefining Resident Services." This initiative aims to align departmental goals, strengthen service delivery, and ensure programs reflect the real needs of RHA families. Part one focused on defining "self-sufficiency" in a way that reflects local cost-of-living realities and resident challenges. Staff reviewed national data, discussed barriers identified in recent needs assessments, and explored updated frameworks such as trauma-informed care and the social determinants of health. The team began drafting a shared definition of self-sufficiency and mapping service roles, which will guide upcoming sessions on program design, outcomes, and policy improvements.
- **Public Speaking Workshop facilitated by Jeffrey Benjamin of Breakthrough Training:**  
The session focused on strengthening communication, leadership presence, and effective speaking strategies. It was a valuable experience that offered practical tools I can apply in meetings, presentations, and community engagement.

#### **Other Events**

- **Independence Card Making (Youth + Seniors):**  
June 4 Tom Sawyer Resident Council will host a multi-generational community service event bringing together youth from the Start Smart program and senior residents to create hand-made Independence Day cards for local veterans.
- **Start Smart Start Smart Graduation – June 26th, 2025:**  
Final preparations are underway for the Start Smart Graduation, which will celebrate youth participants who completed the program's academic year.
- **Screenagers Film Screening – June 18, 2025:**  
Resident Services is partnering with Join Together Northern Nevada (JTNN) and Northern Nevada Public Health to host a public screening of Screenagers, a documentary that examines the effects of screen time and digital media on youth mental health, learning, and family relationships. The event will feature a guided discussion after the film and provide attendees with access to community resources focused on prevention, wellness, and digital balance. This collaborative effort aims to support families and empower youth through education and open dialogue.

#### **D. Update on Government & Public Affairs Activities**

- Ready to host Start Smart Scholars' Night on June 26.
- Planning for an elected officials' tour of RHA properties in August.
- Planning for a landlord and community partner appreciation luncheon in September.
- Serving on the Nevada Housing Conference planning committee.
- Drafting the upcoming resident and employee newsletters.

- Working on a communications plan for RHA.

## E. Update on Development Department Activities

Please see Item 10 for Quarter 2 Development Updates.

## F. Update on Information Technology Activities

### Yardi Implementation

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

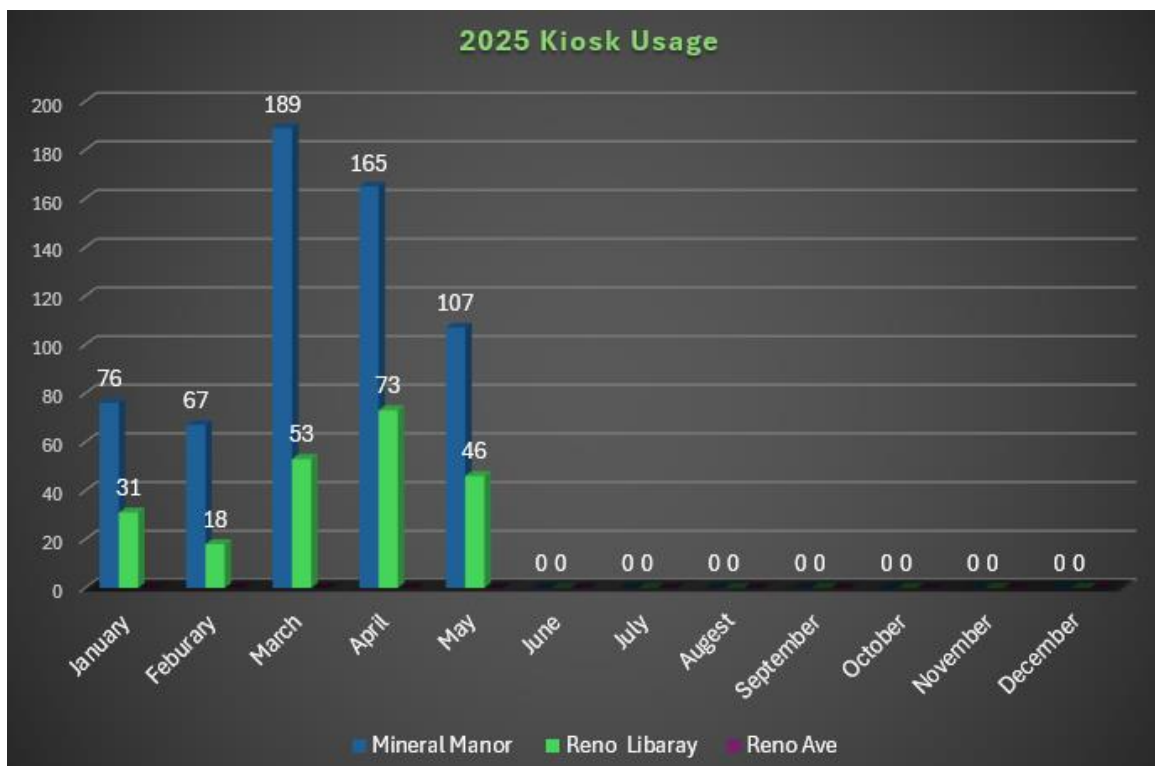
### Other information/initiatives

- The 2024 laptop replacement project is complete.
- 2025 laptop replacements will begin in a few months.
- A new self-service Kiosk has been installed at our Resident Services location at 440 Reno Avenue.

### Cybersecurity

- 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**

### **FY 2026 Annual Plan**

- On June 6, 2025, staff received comments from HUD on RHA's proposed FY 2026 Annual MTW Plan. Comments received were specifically centered around RHA's proposed Direct Rental Assistance activity. Staff are currently discussing each of the comments received internally and with our research partners from the Housing Solutions Lab at NYU's Furman Center. Following these discussions, the plan will be updated and resubmitted to HUD for further review and/or approval.

### **FY 2025 Annual Report**

- Staff continue to work on RHA's Annual MTW Report to HUD. 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.

### **MTW STS Working Group**

- RHA's MTW Initiatives & Housing Policy Manager is participating in the MTW STS monthly working group. The group is discussing challenges faced by all 139 MTW agencies in meeting HUD's Serving Substantially the Same (STS) compliance determination. The group is also exploring ways that the PIH Notice governing this calculation can be amended. The goal of the working group is to provide HUD with alternative solutions to improve compliance or identify innovative ways to achieve similar outcomes.

### **Needs Assessment Survey**

- RHA's MTW Policy & Planning Analyst has finished analyzing the data and drafted a report on the responses received from this year's resident needs assessment survey. This data is being used to better understand the current needs/barriers faced by RHA's current residents. It is anticipated that the findings will be presented to the Board in July.

## **H. Update on Legal Inquiries**

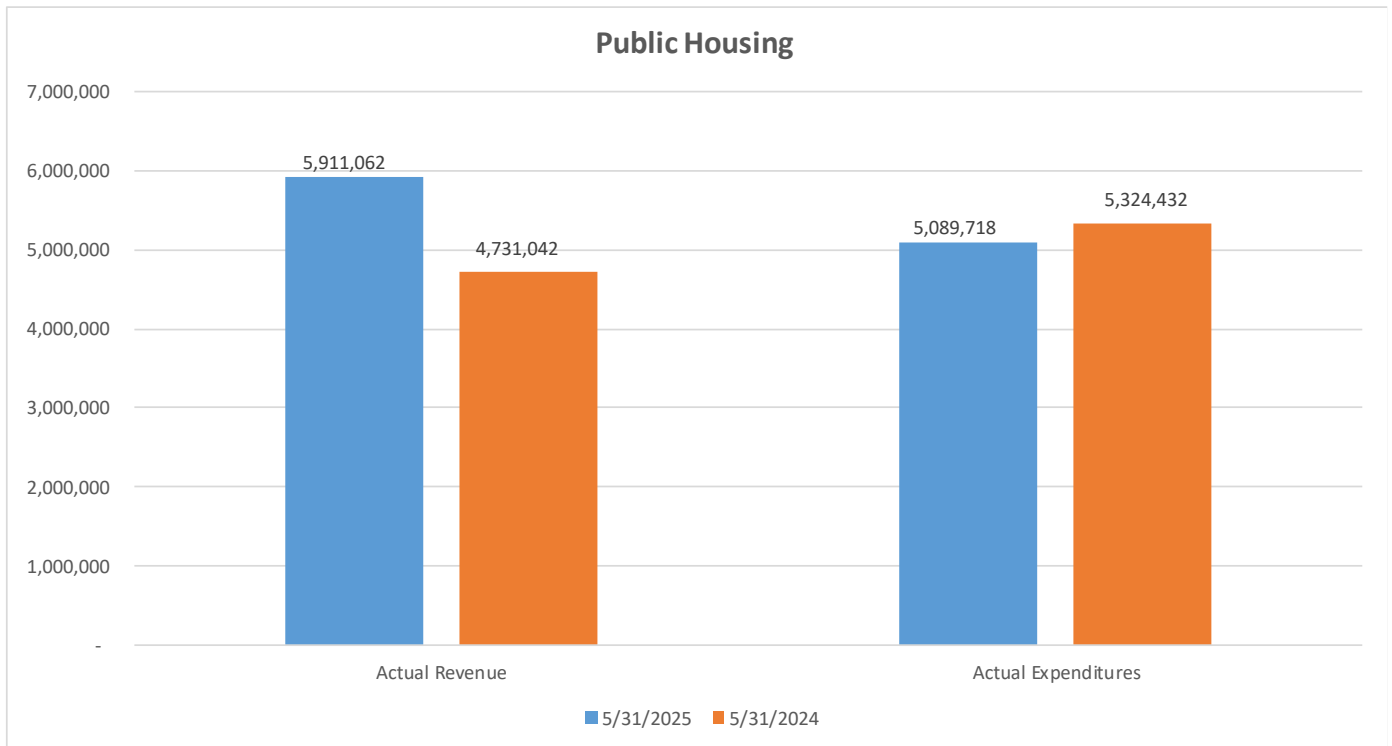
No legal updates.

## **I. Financials**

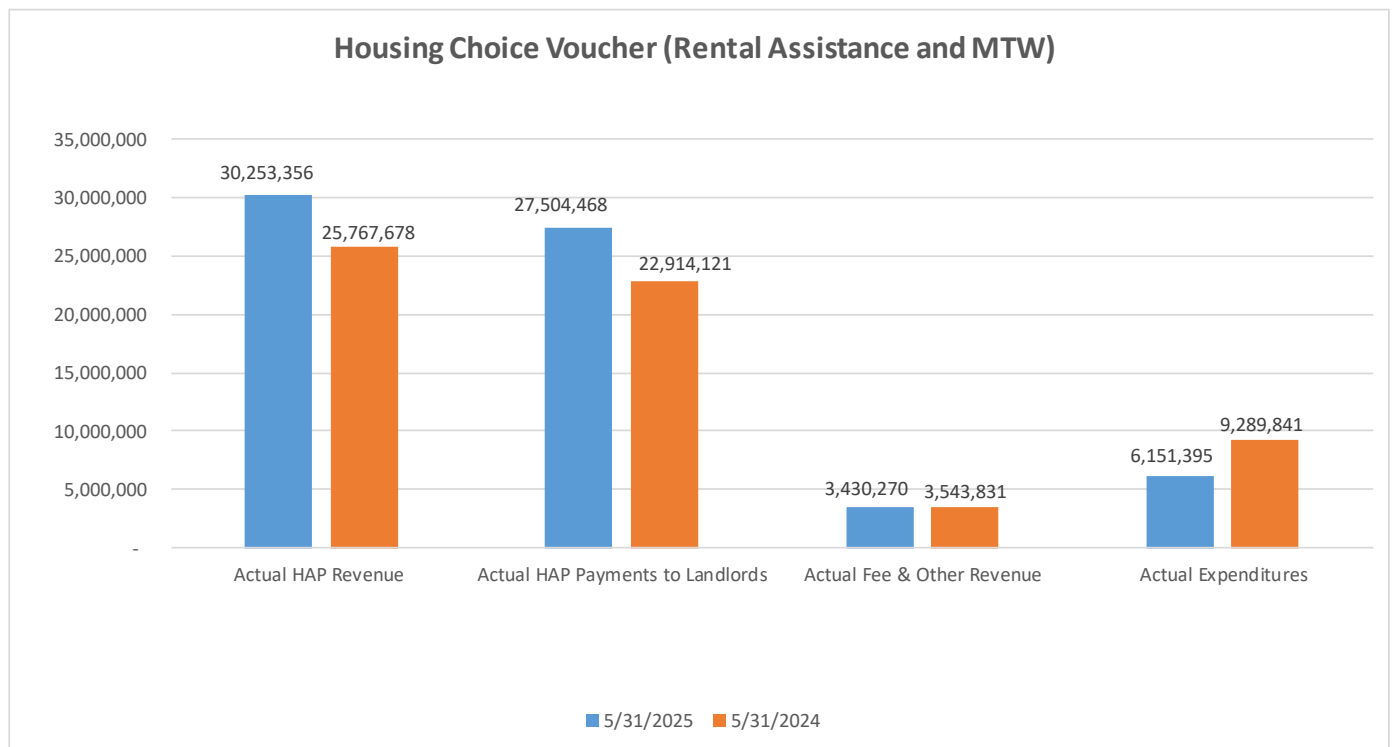
See attached graphics on the following pages.

**ENTITY-WIDE FINANCIAL REPORT  
FOR THE 11 MONTHS ENDED MAY 31, 2025**

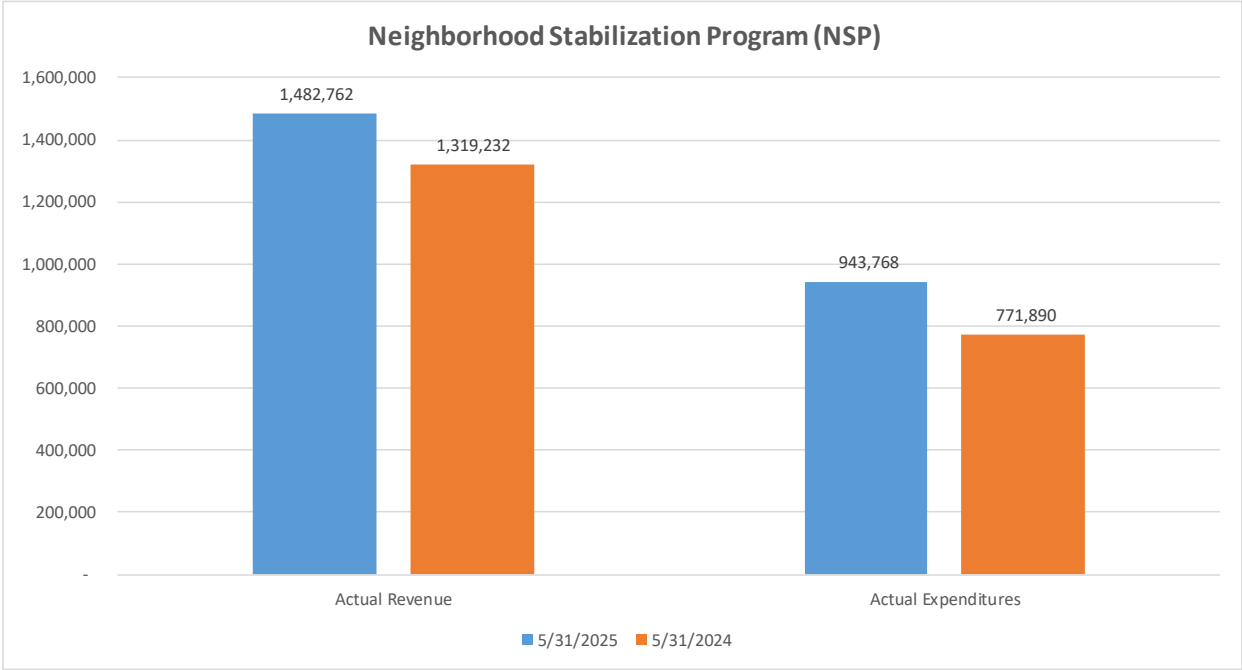
<b>Public Housing</b>	<b>5/31/2025</b>	<b>5/31/2024</b>	<b>Variance</b>	<b>Variance Percentage</b>
Actual Revenue	5,911,062	4,731,042	1,180,020	24.94%
Budgeted Revenue	4,366,192	4,844,014	(477,822)	-9.86%
Actual Expenditures	5,089,718	5,324,432	(234,714)	-4.41%
Budgeted Expenditures	4,743,389	6,061,543	(1,318,155)	-21.75%
<b>Actual Surplus (deficit)</b>	<b>821,344</b>	<b>(593,390)</b>	<b>1,414,734</b>	<b>-238.42%</b>



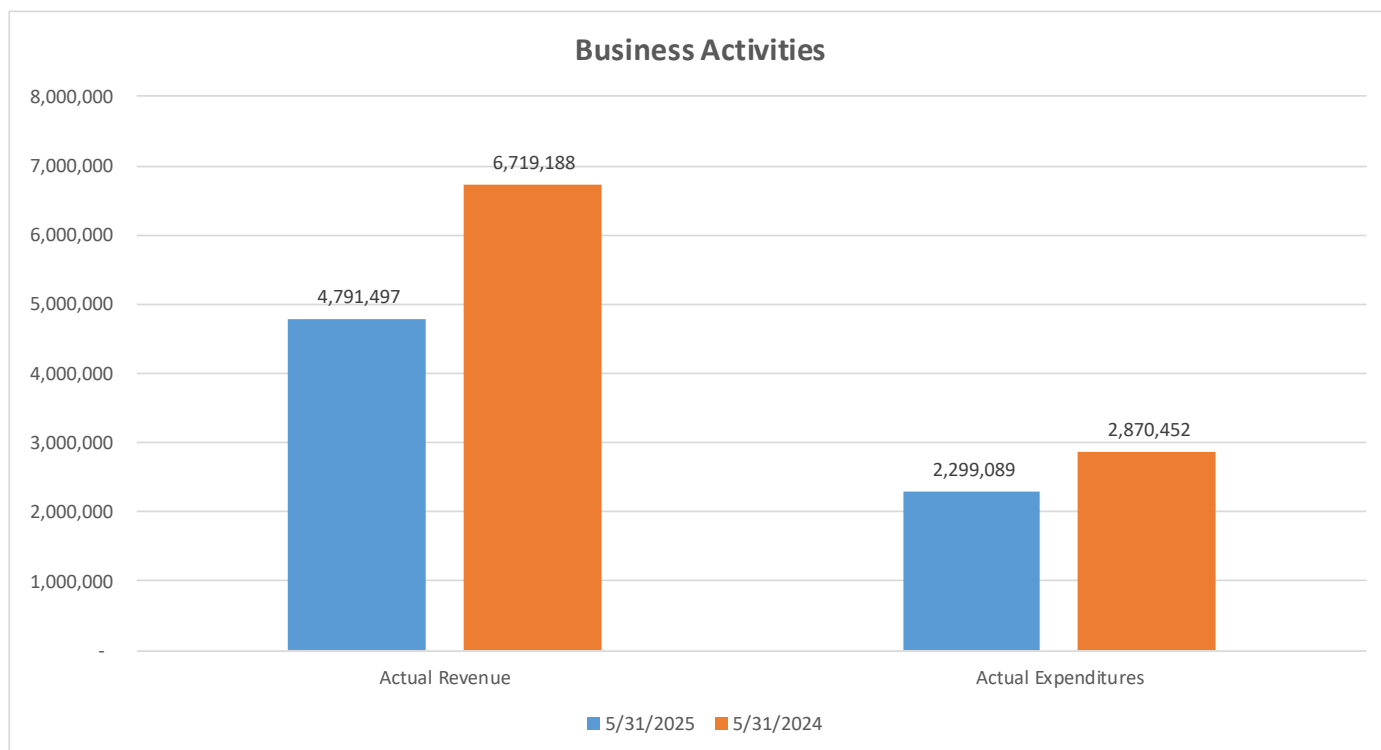
Housing Choice Voucher (Rental Assistance and MTW)	5/31/2025	5/31/2024	Variance	Variance Percentage
Actual HAP Revenue	30,253,356	25,767,678	4,485,678	17.41%
Budgeted HAP Revenue	25,916,605	25,620,986	295,619	1.15%
Actual HAP Payments to Landlords	27,504,468	22,914,121	4,590,347	20.03%
Budgeted HAP Payments to Landlords	23,395,746	22,637,954	757,792	3.35%
<i>HAP Surplus (Deficit)</i>	<i>2,748,888</i>	<i>2,853,557</i>	(104,669)	0.00%
Actual Fee & Other Revenue	3,430,270	3,543,831	(113,561)	-3.20%
Budgeted Fee & Other Revenue	3,685,429	2,751,634	933,795	33.94%
Actual Expenditures	6,151,395	9,289,841	(3,138,446)	-33.78%
Budgeted Expenditures	6,211,612	4,792,942	1,418,670	29.60%
<i>Unrestricted Profit (Loss)</i>	<i>(2,721,125)</i>	<i>(5,746,010)</i>	3,024,885	-52.64%
Actual Surplus (deficit)	27,763	(2,892,453)	2,920,216	-100.96%



Neighborhood Stabilization Program (NSP)	5/31/2025	5/31/2024	Variance	Variance Percentage
Actual Revenue	1,482,762	1,319,232	163,530	12.40%
Budgeted Revenue	1,335,103	1,294,414	40,689	3.14%
Actual Expenditures	943,768	771,890	171,877	22.27%
Budgeted Expenditures	899,349	769,987	129,362	16.80%
Actual Restricted Surplus (deficit)	538,994	547,342	(8,348)	-1.53%

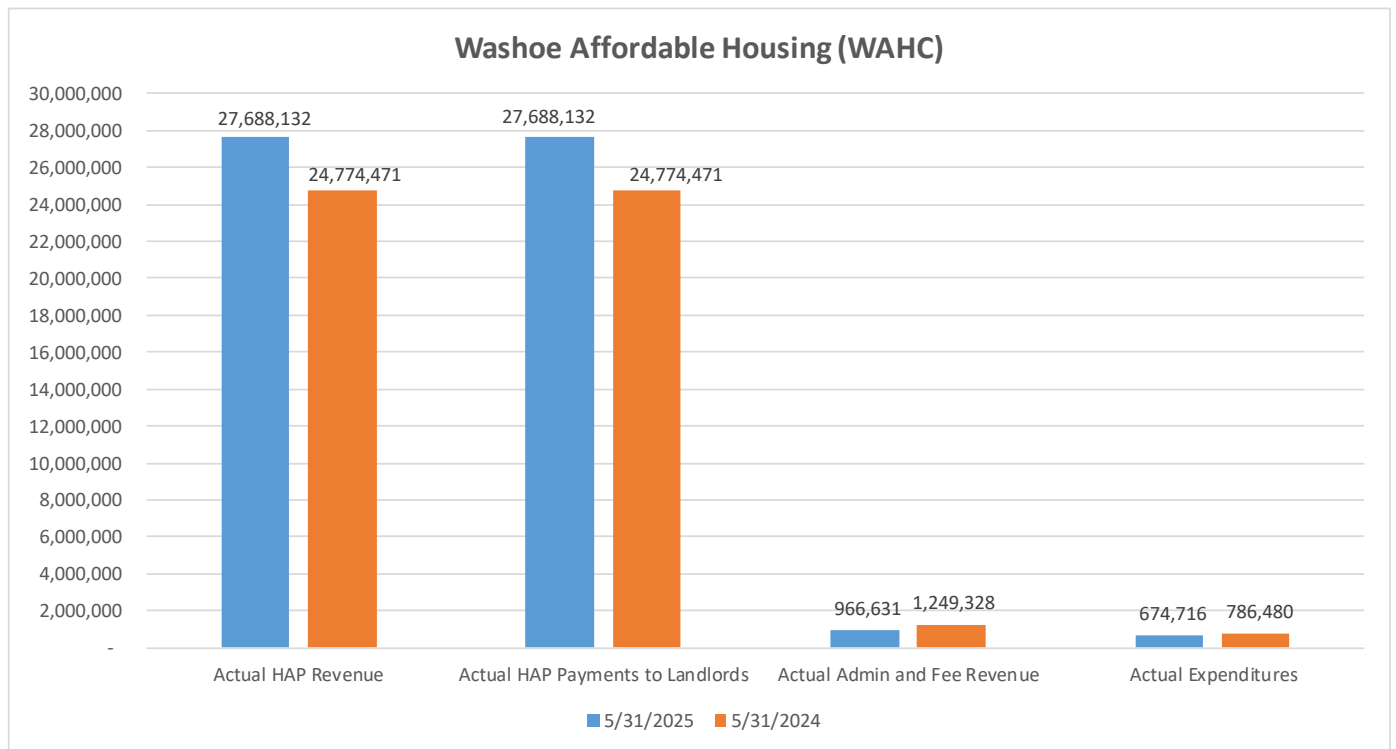


Business Activities	5/31/2025	5/31/2024	Variance	Variance Percentage
Actual Revenue	4,791,497	6,719,188	(1,927,691)	-28.69%
Budgeted Revenue	4,038,869	3,635,434	403,435	11.10%
Actual Expenditures	2,299,089	2,870,452	(571,363)	-19.90%
Budgeted Expenditures	2,138,941	1,551,990	586,951	37.82%
Actual Unrestricted Surplus (deficit)	2,492,408	3,848,736	(1,356,328)	-35.24%

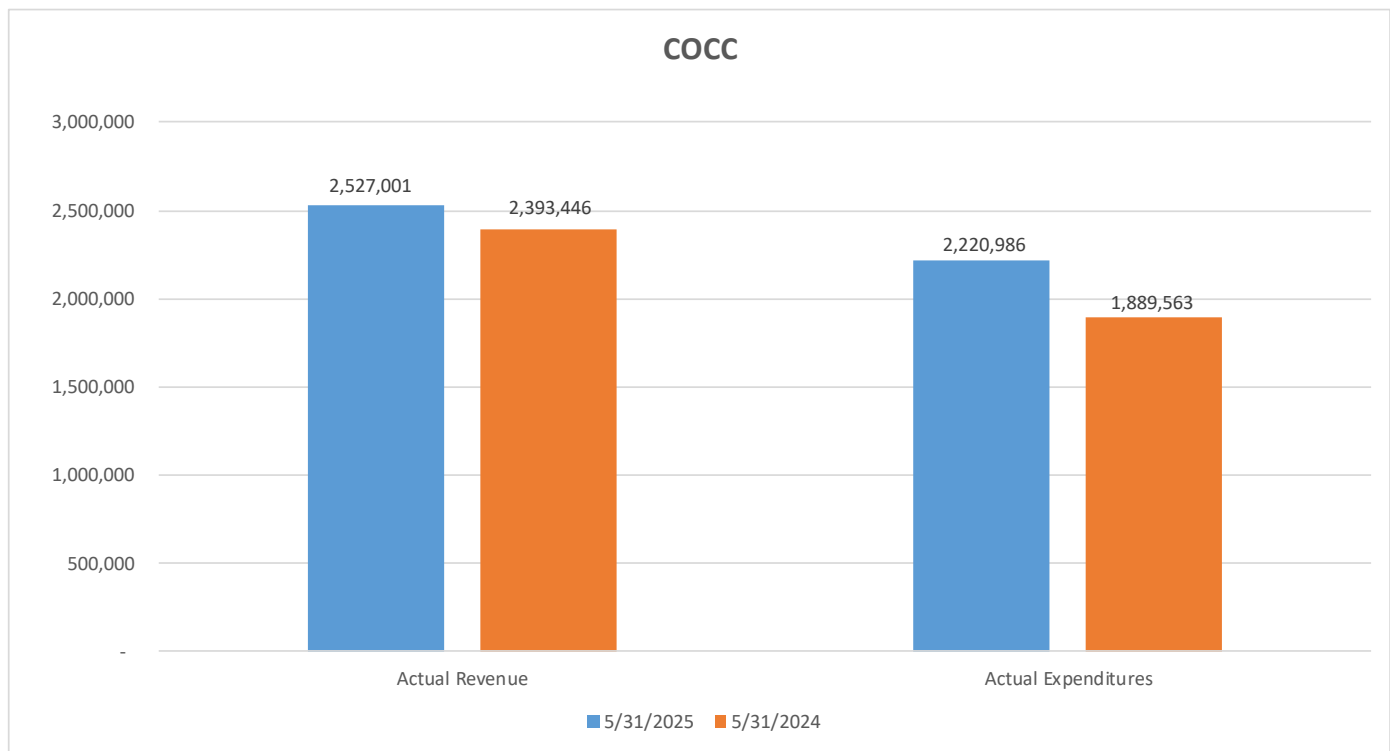




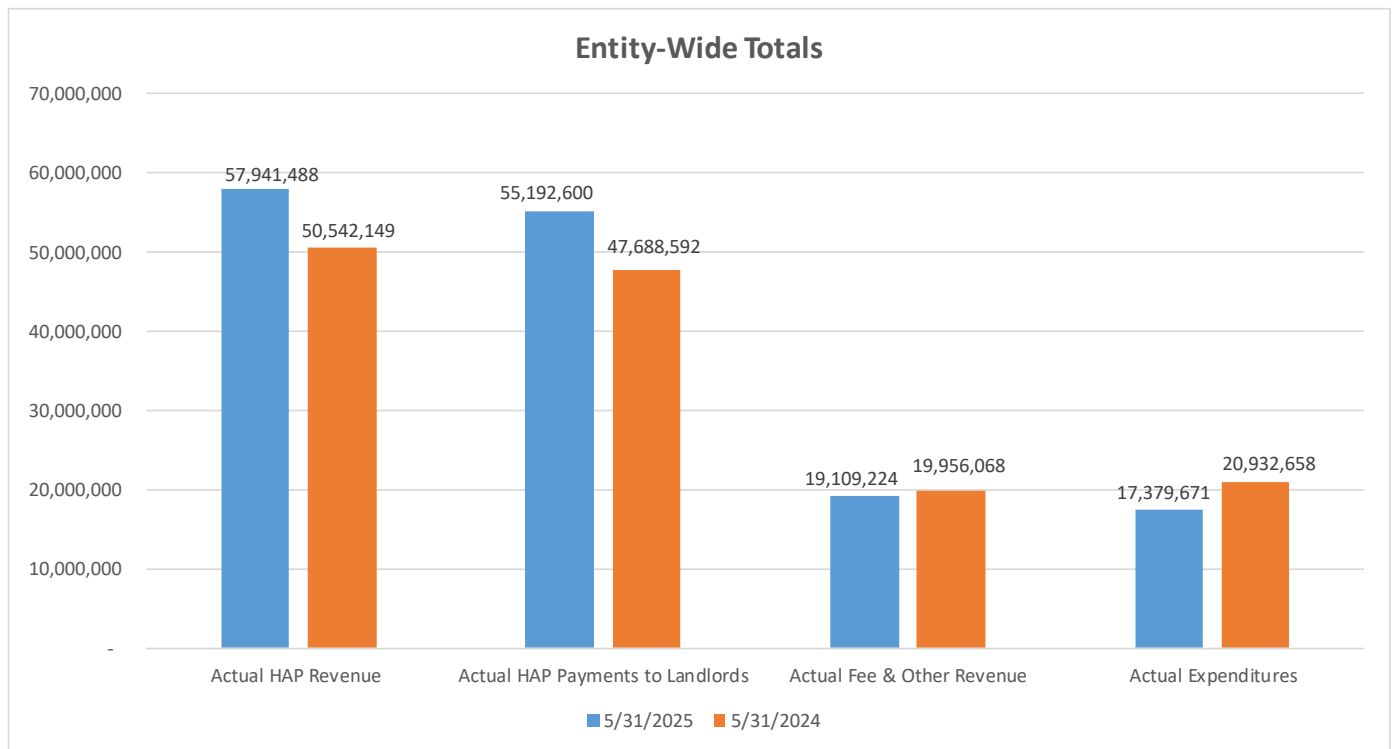
Washoe Affordable Housing (WAHC)	5/31/2025	5/31/2024	Variance	Variance Percentage
Actual HAP Revenue	27,688,132	24,774,471	2,913,661	11.76%
Budgeted HAP Revenue	24,143,723	24,581,231	(437,508)	-1.78%
Actual HAP Payments to Landlords	27,688,132	24,774,471	2,913,661	11.76%
Budgeted HAP Payments to Landlords	24,143,723	24,581,231	(437,508)	-1.78%
<i>HAP Surplus (Deficit)</i>	-	-	-	0.00%
Actual Admin and Fee Revenue	966,631	1,249,328	(282,696)	-22.63%
Budgeted Admin and Fee Revenue	1,114,179	945,277	168,902	17.87%
Actual Expenditures	674,716	786,480	(111,764)	-14.21%
Budgeted Expenditures	850,341	726,355	123,986	17.07%
<i>Unrestricted Profit (Loss)</i>	<i>291,916</i>	<i>462,848</i>	(170,932)	-36.93%
Actual Surplus (deficit)	291,916	462,848	(170,932)	-36.93%



COCC	5/31/2025	5/31/2024	Variance	Variance Percentage
Actual Revenue	2,527,001	2,393,446	133,555	5.58%
Budgeted Revenue	2,553,551	2,005,574	547,977	27.32%
Actual Expenditures	2,220,986	1,889,563	331,422	17.54%
Budgeted Expenditures	3,279,078	2,848,389	430,689	15.12%
Actual Unrestricted Surplus (deficit)	306,016	503,883	(197,867)	-39.27%



Entity-Wide Totals	5/31/2025	5/31/2024	Variance	Variance Percentage
Actual HAP Revenue	57,941,488	50,542,149	7,399,339	14.64%
Budgeted HAP Revenue	50,060,328	50,202,217	(141,889)	-0.28%
Actual HAP Payments to Landlords	55,192,600	47,688,592	7,504,008	15.74%
Budgeted HAP Payments to Landlords	47,539,469	47,219,185	320,284	0.68%
<i>HAP Surplus (Deficit)</i>	<i>2,748,888</i>	<i>2,853,557</i>	<i>(104,669)</i>	<i>-3.67%</i>
Actual Fee & Other Revenue	19,109,224	19,956,068	(846,844)	-4.24%
Budgeted Fee & Other Revenue	17,093,323	15,476,347	1,616,975	10.45%
Actual Expenditures	17,379,671	20,932,658	(3,552,987)	-16.97%
Budgeted Expenditures	18,122,710	16,751,206	1,371,504	8.19%
<i>Unrestricted Profit (Loss)</i>	<i>1,729,553</i>	<i>(976,591)</i>	<i>2,706,143</i>	<i>-277.10%</i>
Actual Surplus (deficit)	4,478,440	1,876,966	2,601,474	138.60%



## RENO HOUSING AUTHORITY

**AGENDA ITEM NUMBER: 8**

**June 24, 2025**

**SUBJECT:** Discussion and possible approval of a new name for the former Hawk View public housing site.

**FROM:** Executive Director

**RECOMMENDATION:** For Possible Action

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### **Background**

As mentioned in May, staff wanted to discuss whether the board is interested in renaming the new development at the former Hawk View public housing site. It is currently still known as Hawk View. However, renaming the new complex may prevent confusion in the future since the new development is no longer public housing and will follow different regulations. Additionally, Hug High School, whose mascot is the Hawk, is no longer adjacent to the property. Many projects rebrand as part of their redevelopment efforts.

Staff are providing the list of names below for consideration.

- Steelwood Landing
- The Village at Steelwood
- Altair Apartments (a reference to the brightest star in the Aquila (Eagle) constellation)
- The Pointe at Steelwood
- Mountain View Apartments

Renaming does not impact the current contracts for the property. The board may direct staff to move forward with one of the above listed names, suggest an alternative name, or maintain Hawk View as the name of the new property.

### **Staff Recommendation and Motion:**

Staff recommends the Board motion to approve a new name for the former Hawk View public housing site from the list provided.

## RENO HOUSING AUTHORITY

**AGENDA ITEM NUMBER: 9**

**June 24, 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.

- City of Sparks Request for Proposal: 306 10th Street, Sparks, NV 89431 Affordable Housing Development Project

**FROM: Executive Director**

**RECOMMENDATION: Discussion Only**

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Closed Session items are presented separately.

**RENO HOUSING AUTHORITY**

**AGENDA ITEM NUMBER: 10**

**June 24, 2025**

**SUBJECT: Reconvene Open Session:**

Discussion and Quarterly Update on the RHA development projects including, but not limited to:

1. Silverada Manor
2. Hawk View Apartments
3. John McGraw & Silver Sage Apartments
4. Stead Manor
5. Essex Manor
6. Carville Court
7. Reno Avenue
8. I Street

**FROM: Executive Director**

**RECOMMENDATION: Discussion Only**

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**Background:**

Please see 2025 Quarter 2 updates for all active Development Department projects on the following pages.

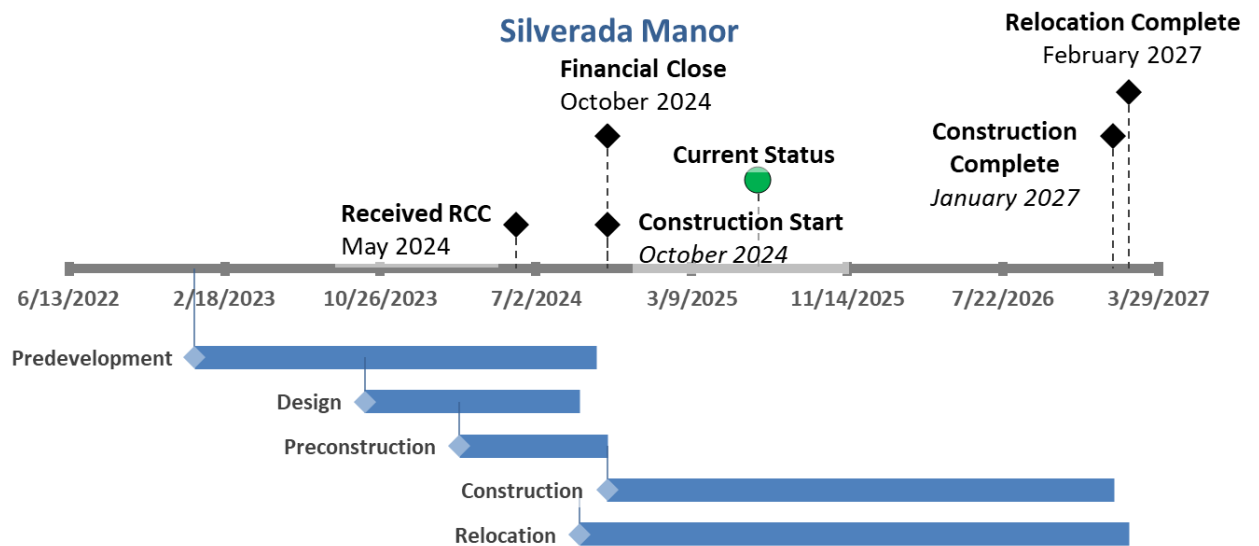
# Silverada Manor

## Q2 2025 Update

### Project Info

- \$73M Budget
  - o Funding sources: Tax-Exempt Bonds, 4% LIHTC, HMNI, RHA Seller's Note, Capital Funds Deferred Developer Fee
- 150 units
- RAD/Section 18 conversion and substantial rehab of Public Housing property

### Project Status



### Project Updates

- Phase 1 is 75% complete. Significant progress on rough framing, roofing, plumbing and mechanical systems has been made.
- Site work outside of Phase 1 started in May.
- Demolition of the training center began in May.

### Upcoming Milestones

- Phase 1 is expected to be complete by the end of Q3 and work will shift to Phase 2 in October.

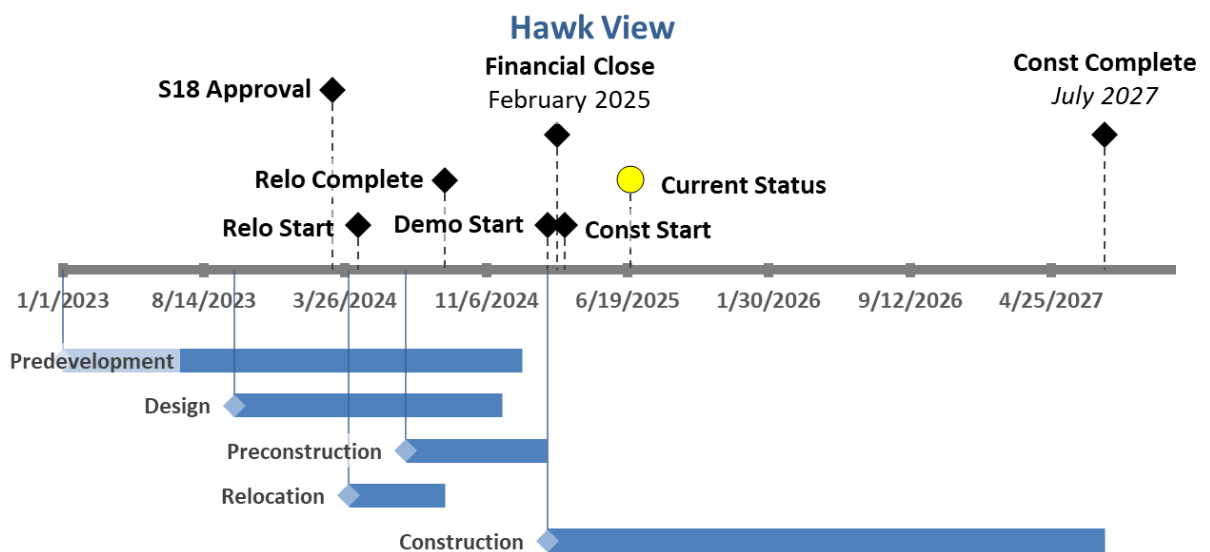
# Hawk View Apartments

Q2 2025 Update

## Project Info

- \$87M Budget
  - o Funding sources: Tax-Exempt Bonds, 4% LIHTC, HMNI, RHA Funds, HOME, Deferred Developer Fee
- 199 units
- Section 18 demo/disposition of Public Housing property followed by redevelopment.

## Project Status



## Project Updates

- Demolition was completed and mass site work began in March.
- Foundation work and construction of retaining walls began in April.
- Groundbreaking ceremony was held on May 15<sup>th</sup>.
- Project is experiencing a 3-4 month delay due to delayed design and permitting. Project design team and general contractor are working on some solutions and hope to reduce the delay. As of June, Phase 1 is scheduled to be complete in October 2026 and Phase 2 in July 2027.

## Upcoming Milestones

- Foundation and underground utilities completed for buildings 1 and 2.
- Vertical construction started for building 1.



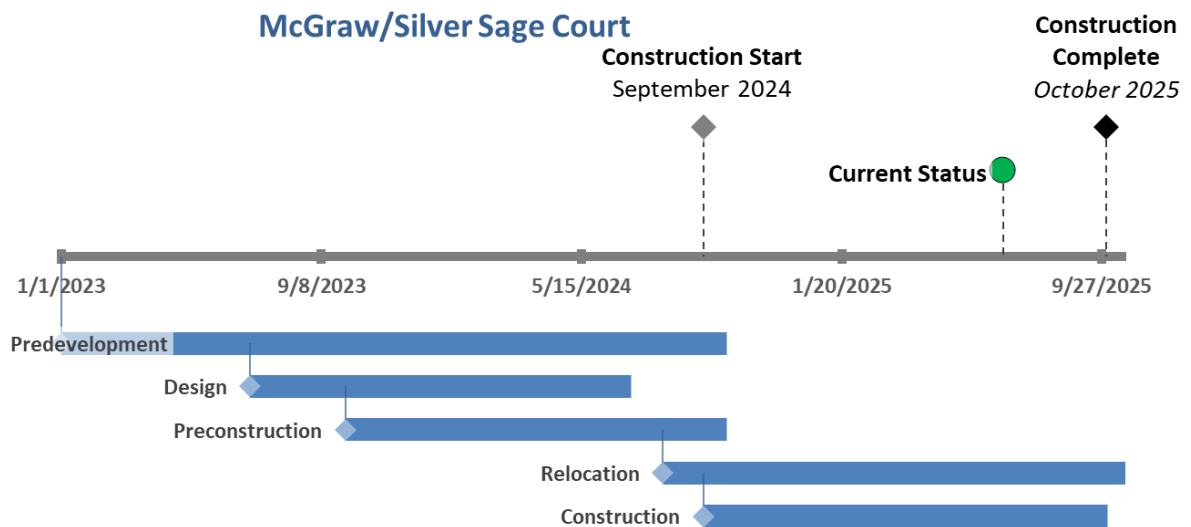
# McGraw/Silver Sage Court

Q2 2025 Update

## Project Info

- \$7.4M Budget
  - o Funding sources: HMNI, HOME, Capital Funds, NV Energy Rebate, Deferred Developer Fee
- 50 units (34 PH units @ McGraw | 16 units @ Silver Sage)
- Moderate rehab of Public Housing property and adjacent affordable housing property

## Project Status



## Project Updates

- Phase 2 construction completed in early June. With Phase 2 done, the Silver Sage Court project is complete.
- Phase 2 residents completed the permanent moves back to unit and Phase 3 residents were temporarily relocated in June.
- Phase 3 construction began in mid June.

## Upcoming Milestones

- Phase 3 substantially complete with project completion scheduled for early Q4.

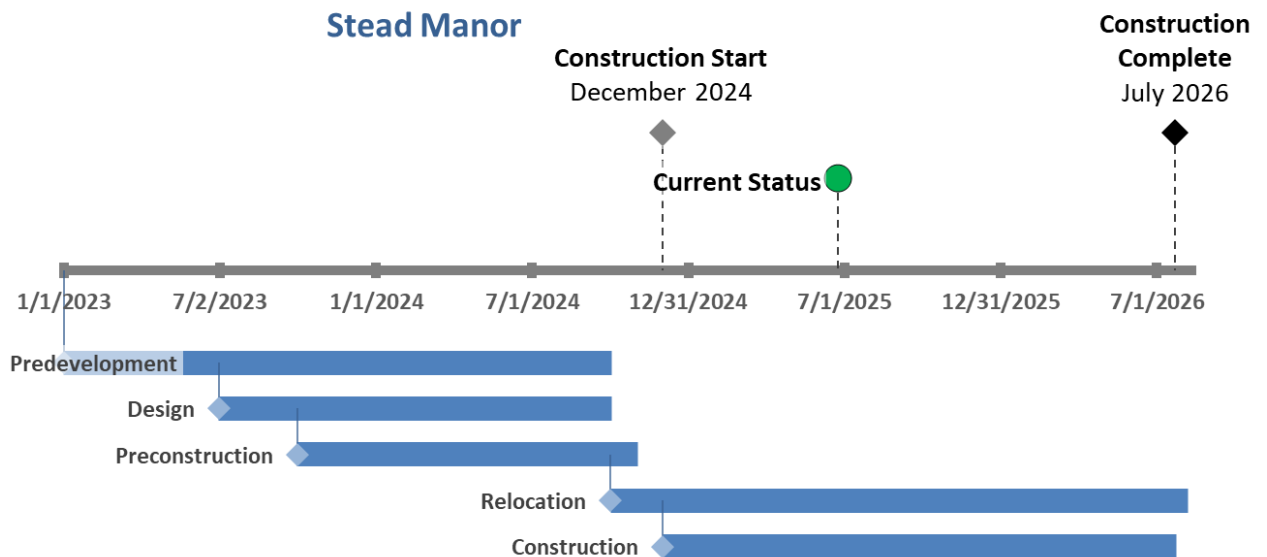
# Stead Manor

Q2 2025 Update

## Project Info

- \$20.9M Budget
  - o Funding sources: HMNI, Capital Funds, NV Energy Rebate
- 68 units
- Substantial rehab of Public Housing property

## Project Status



## Project Updates

- Slight delay led to Phase 1 completion in late June.
- It was determined that Phase 3-4 could be combined into one phase. Because of this new phasing plan, Plenum has agreed to completing the project in July 2026, which is several months ahead of schedule.

## Upcoming Milestones

- Completion of Phase 1 / Phase 2 resident relocation.
- Phase 2 construction start.

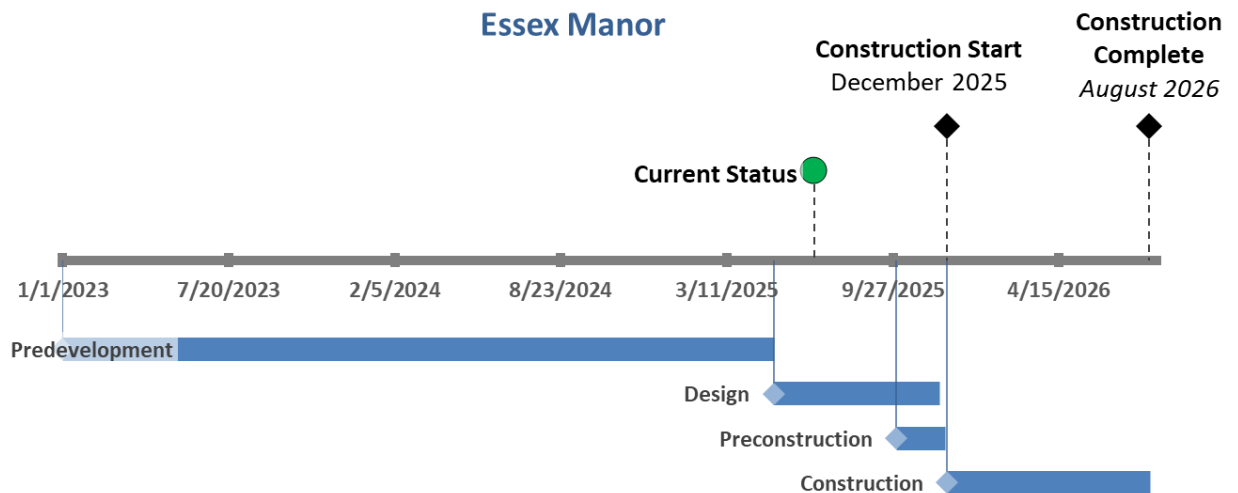
# Essex Manor

Q2 2025 Update

## Project Info

- Current: \$1.5M Budget
  - o Funding source: HMNI
- 106 units
- Gut rehab of community building

## Project Status



## Project Updates

- Following board approval of task order, JKAE kicked off design phase in early May.
- JKAE provided conceptual design in mid-June.

## Upcoming Milestones

- Completion of designs and construction documents.

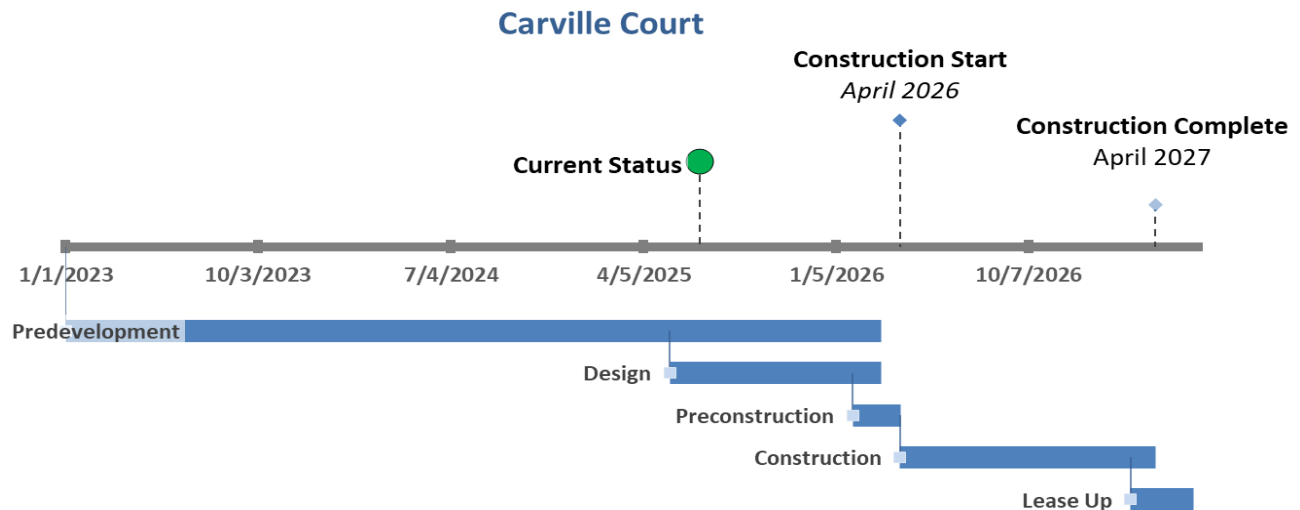
# Carville Court

## Q2 2025 Update

### Project Info

- \$6.4M-7M Budget
  - o Funding sources: State HOME-ARP, RHA Funds
- 14-20 units
- Demolition and redevelopment; supportive housing project

### Project Status



### Project Updates

- RHA was awarded \$1.8M from the Nevada Supportive Housing Development Fund. These funds will primarily cover VOA's operating and supportive service costs at the project for the first 5 years of operations.
- H+K Architects were selected as project architects and kicked off the design phase in early May.
- CORE Construction was selected as the project CMAR in early June.
- H+K has provided 2 conceptual designs. One is a 14 one-bedroom unit design and the other is comprised of 20 studio units. The project CMAR, CORE Construction, is developing preliminary budgets based on these designs and RHA staff anticipate bringing these concepts and budgets to the Board for further discussion in July.
- HUD re-released CoC Builds grant and RHA is set to submit an application by the end of June.
- Current residents received a General Information Notice regarding the project and upcoming permanent relocation in late May.

### Upcoming Milestones

- Potential CoC Builds award.
- Finalize conceptual design and begin design development.

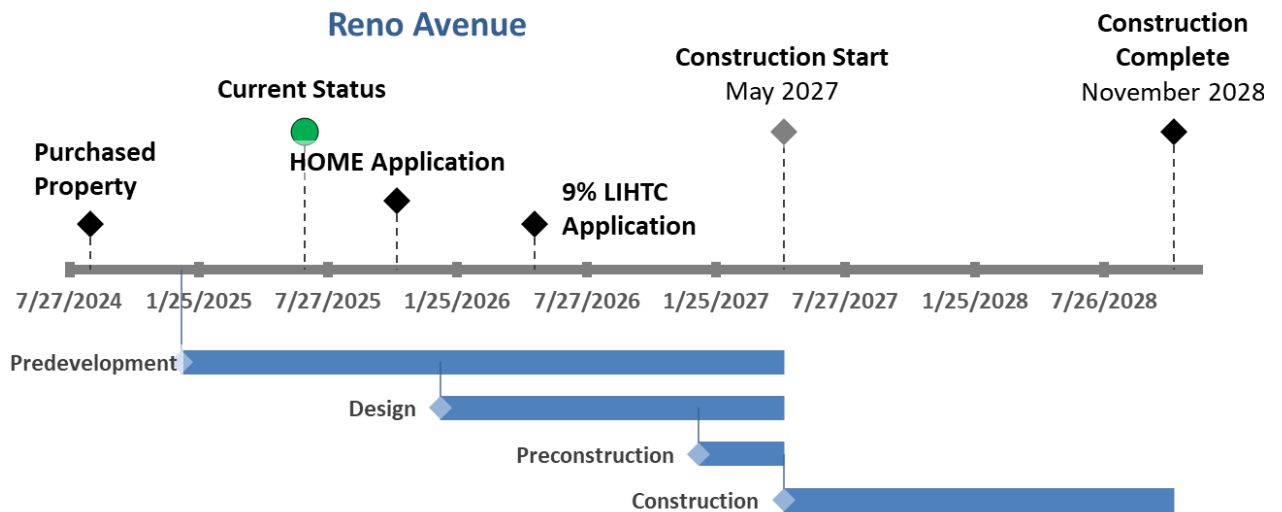
# Reno Avenue

Q2 2025 Update

## Project Info

- Budget: TBD
  - o Funding sources: TBD
- 40-44 unit Affordable Housing project

## Project Status



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## Project Updates

- Submitted application for alleyway abandonment to the City of Reno in early June.

## Upcoming Milestones

- Public hearing for alleyway abandonment including one (1) Neighborhood Advisory Board Meeting and one (1) Reno City Council Meeting
- Wood Rodgers to complete up to three (3) conceptual site plans.

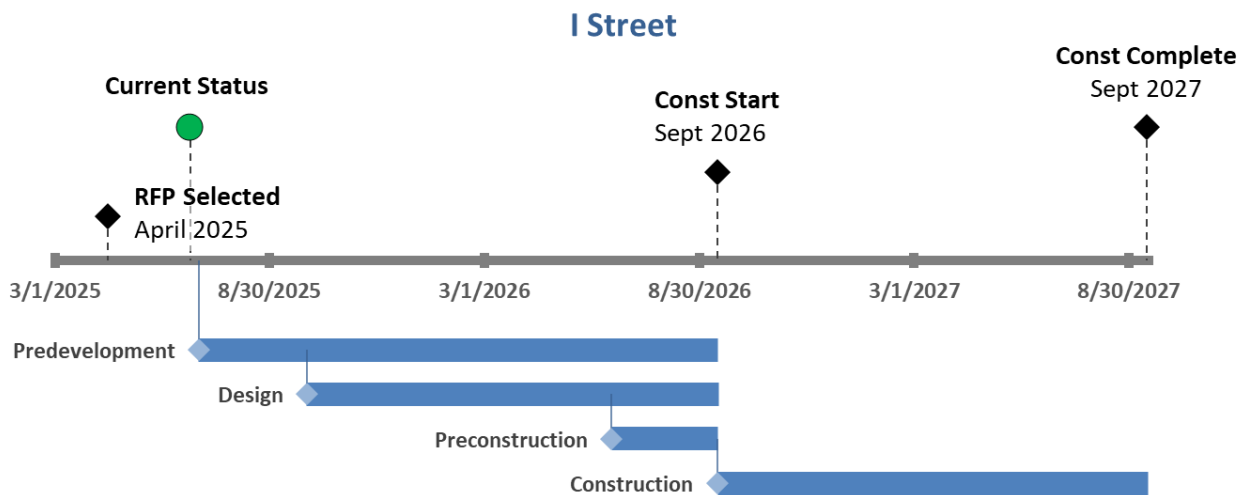
# I Street

Q2 2025 Update

## Project Info

- Budget: TBD
  - o Funding sources: TBD
- 12-unit Affordable Housing project

## Project Status



## Project Updates

- RHA development staff met with some HUD lenders to explore possibility of leveraging a HUD 221(d)(4) loan to construct the project.
- RHA continues to wait for a draft developer agreement from the City of Sparks.

## Upcoming Milestones

- Execute Developer Agreement with the City of Sparks.
- Develop preliminary sources and uses and project timeline.



**RENO HOUSING AUTHORITY**

**AGENDA ITEM NUMBER: 11**

**June 24, 2025**

**SUBJECT:** Presentation and progress update on CY25 Board Goals relating to the Development and Asset Management Departments.

**FROM:** Executive Director

**RECOMMENDATION:** Discussion Only

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Please see the presentation slides on the following pages.





# Development & Asset Management

CY25 Board Goal Updates

# Continue to Increase the amount of affordable housing provided by RHA

## Development of New Units

### One Year Goals (by 12/25):

- *Closed on repositioning of Hawk View Apartments*

*Status: Complete*

- *Complete conceptual design for 3 new development projects*

*Status: On Track*

### Short Term Goal (by 12/27):

- *Have 135 new units of affordable housing constructed and ready to lease*

*Status: On Track*

### Mid Term Goal (By 12/2030)

- *Have 40 new units of affordable housing constructed and ready to lease*

*Status: On Track*

JKO



# Continue to Increase the amount of affordable housing provided by RHA

## Preservation of RHA Portfolio

### One Year Goal (by 12/25):

- *Complete rehabilitation of 50 units in Public Housing and Community Benefit Portfolio*

*Status: On Track*

### Short Term Goals (by 12/27):

- *Complete rehabilitation of 68 units in Public Housing and Community Benefit Portfolio*

*Status: On Track*

- *Have closed on repositioning of Stead Manor and John McGraw*

*Status: On Track*

### Mid Term Goal (By 12/2030):

- *Complete rehabilitation of 286 units in Public Housing and Community Benefit Portfolio*

*Status: On Track*

# Make Data Driven Decisions

## Short Term Goal (by 12/27)

- *Reclassify positions, recruit, and train additional Property Managers and Maintenance to support Public Housing repositioning efforts.*

*Status: On Track*

## Related Goal

- *Converting manual processes to electronic methods.*

*Status: On Track*

**RENO HOUSING AUTHORITY**

**AGENDA ITEM NUMBER: 12**

**June 24, 2025**

SUBJECT: Additional Items

FROM: Executive Director

RECOMMENDATION: For Possible Action

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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, July 22, 2025, and Tuesday, August 26, 2025. (For Possible Action)