

**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, July 22, 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, July 18, 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 June 24, 2025. (For Possible Action)
  3. 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 25-07-01 RH authorizing the write-off of tenant accounts receivable for the Section 8 Rental Assistance Programs. (For Possible Action)
    - B. Discussion and possible adoption of Resolution 25-07-02 RH authorizing the write-off of landlord accounts receivable for the Section 8 Rental Assistance Programs. (For Possible Action)

- C. Discussion and possible adoption of Resolution 25-07-03 RH authorizing the write-off of vacated tenant account receivables for the Low-Rent Public Housing Program. (For Possible Action)
  - D. Discussion and possible adoption of Resolution 25-07-04 RH authorizing the write-off of vacated tenant account receivables for the unaided properties. (For Possible Action)
  - E. Discussion and possible adoption of Resolution 25-07-05 RH approving project-basing up to 4 Foster Youth to Independence (FYI) vouchers. (For Possible Action)
  - F. Discussion and possible adoption of Resolution 25-07-06 approving closeout of FY 2020 US Department of Housing and Urban Development (HUD) Capital Fund Program (CFP). (For Possible Action)
  - G. Discussion and possible adoption of Resolution 25-07-07 approving closeout of FY 2021 US Department of Housing and Urban Development (HUD) Capital Fund Program (CFP). (For Possible Action)
  - H. Discussion and possible adoption of Resolution 25-07-08 approving closeout of FY 2022 US Department of Housing and Urban Development (HUD) Capital Fund Program (CFP). (For Possible Action)
- 4. Commissioner Reports. (Discussion)
  - 5. 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)
  - 6. Discussion and possible action to closeout RHA's Emergency Eviction Prevention program contracts with Emergency Eviction Prevention Program of Nevada and Volunteers of America (For Possible Action)
  - 7. Discussion and possible action to adopt via Resolution 25-07-09 compensation for each commissioner in an amount not more than \$250 for each meeting of the authority attended as allowed under Assembly Bill 103 as approved and enrolled in the 83<sup>rd</sup> State of Nevada legislative session. (For Possible Action)
  - 8. Discussion and possible action regarding implementation of Sec. 3 of Assembly Bill 103 as approved and enrolled in the 83<sup>rd</sup> State of Nevada legislative session. (For Possible Action)

### **Closed Session**

- 9. The Board may convene in closed session to receive information from its counsel regarding actual, potential, or threatened litigation, and discuss the same and

strategy. The Board may also receive an update, regarding RHA's legal position(s), obligations, and options in relation to such matters. No action will be taken in closed session. (Discussion Only)

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

### **Reconvene Open Session**

10. Discussion and possible action to approve, approve with conditions, continue, or deny a resolution to delegate authority reflected in NRS 241.0357 to RHA's Executive Director in regard to prosecuting and defending litigation matters related to common area issues at 548 Smithridge Park, Reno, APN 025-180-26, with Townhouse South Association, Inc. (For Possible Action)
11. Presentation and discussion of findings from the 2025 Resident Needs Assessment report. (Discussion)
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, August 26, 2025, and Tuesday, September 23, 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 July 17, 2025*

*Colleen Montgomery-Beltran*

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*By: Colleen Montgomery-Beltran  
Executive Administrative Assistant*

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