

RENO HOUSING AUTHORITY

AGENDA ITEM NUMBER: 9

December 17, 2024

SUBJECT: Discussion and quarterly update on the RHA development projects including, but not limited to:

1. Railyard Flats
2. Silverada Manor
3. Hawk View Apartments
4. John McGraw & Silver Sage Apartments
5. Stead Manor
6. Carville Court
7. Reno Avenue
(Discussion only)

FROM: Executive Director

RECOMMENDATION: For Possible Action

2024 Quarter 4 Development Project Updates

Staff Report

Background:

Please see 2024 Quarter 4 updates for all active Development Department projects on the following pages:

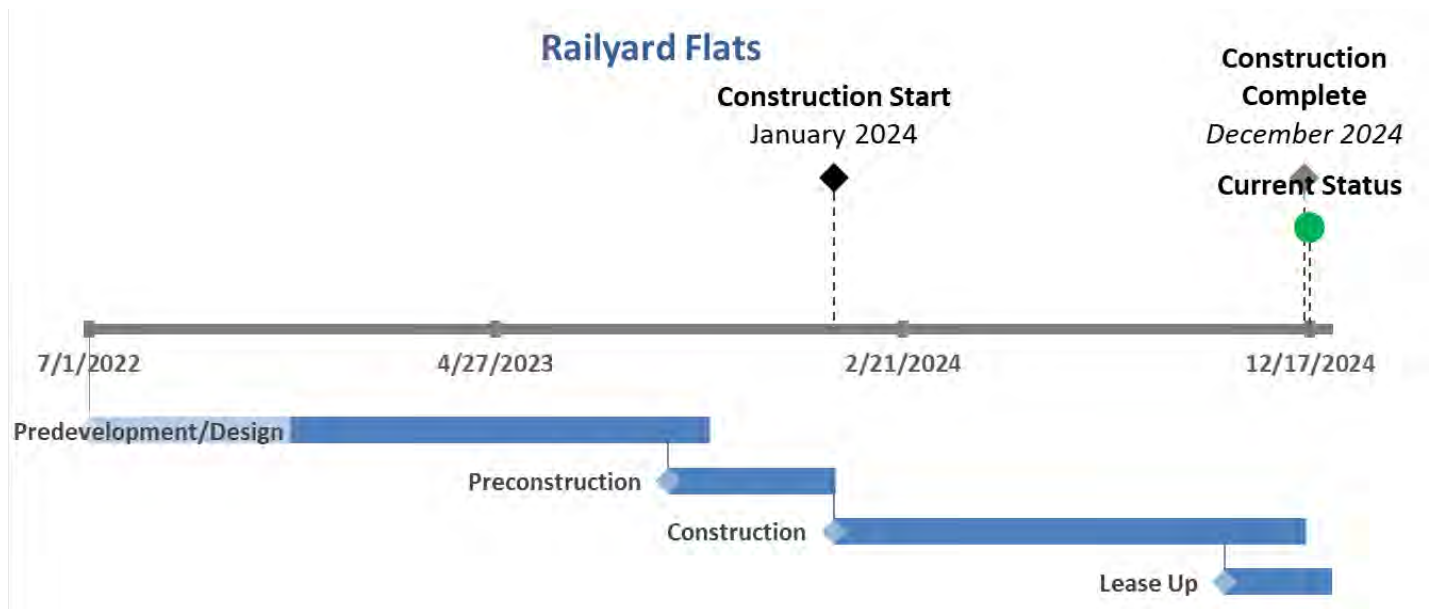
Railyard Flats

Q4 2024 Update

Project Info

- \$6.8M Budget
 - o Funding sources: HMNI, HOME-ARP, RHA Funds, Deferred Developer Fee
- 15 units
- New Construction

Project Status



Project Updates

- Construction is complete and RHA projects receiving Certificate of Occupancy from the City of Sparks on December 20, 2024.
- Tenants will begin to move-in in late December 2024. Initial lease up efforts will continue through February 2025
- Development Team is in process of closing out project and will have a final financial report prepared for the Board for the January 2025 meeting.

Upcoming Milestones

- Full lease of property is expected by February 2025

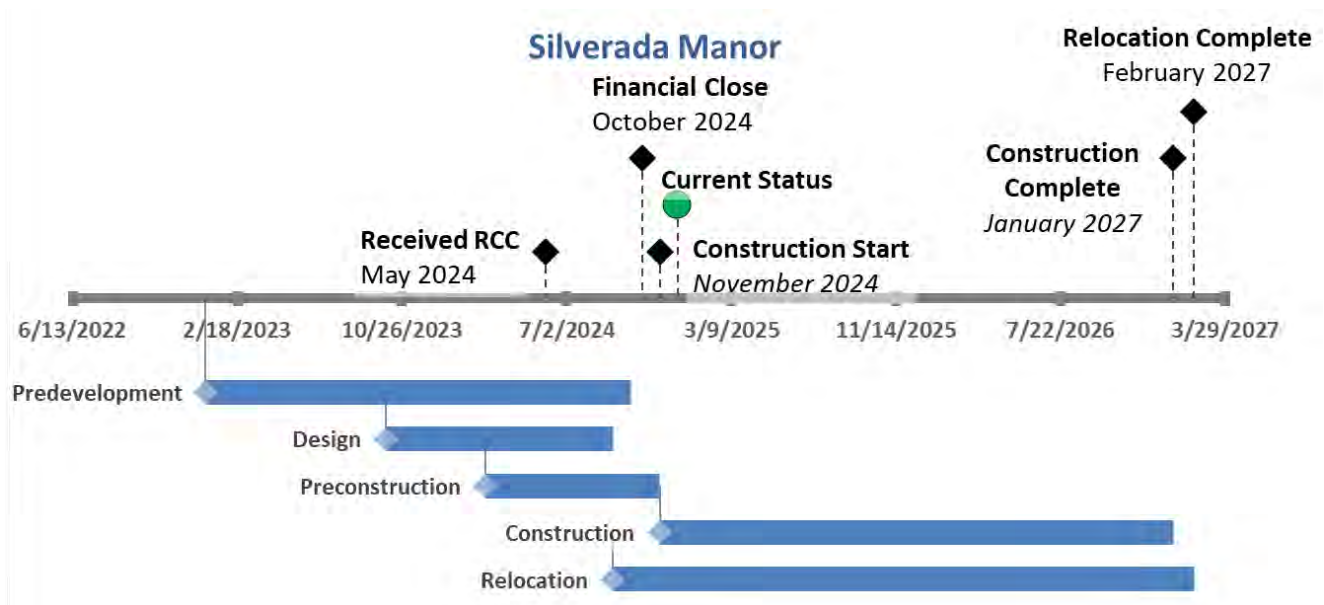
Silverada Manor

Q4 2024 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

- Project financially closed on October 24.
- Phase 1 residential relocation was completed and residential construction began by mid-November.
- Resident Services relocated to 440 Reno Ave and the community building was delivered to the general contractor in the first week of December.

Upcoming Milestones

- Interior demolition of units to be completed.
- Trenching for new utilities.
- Demolition of training center.

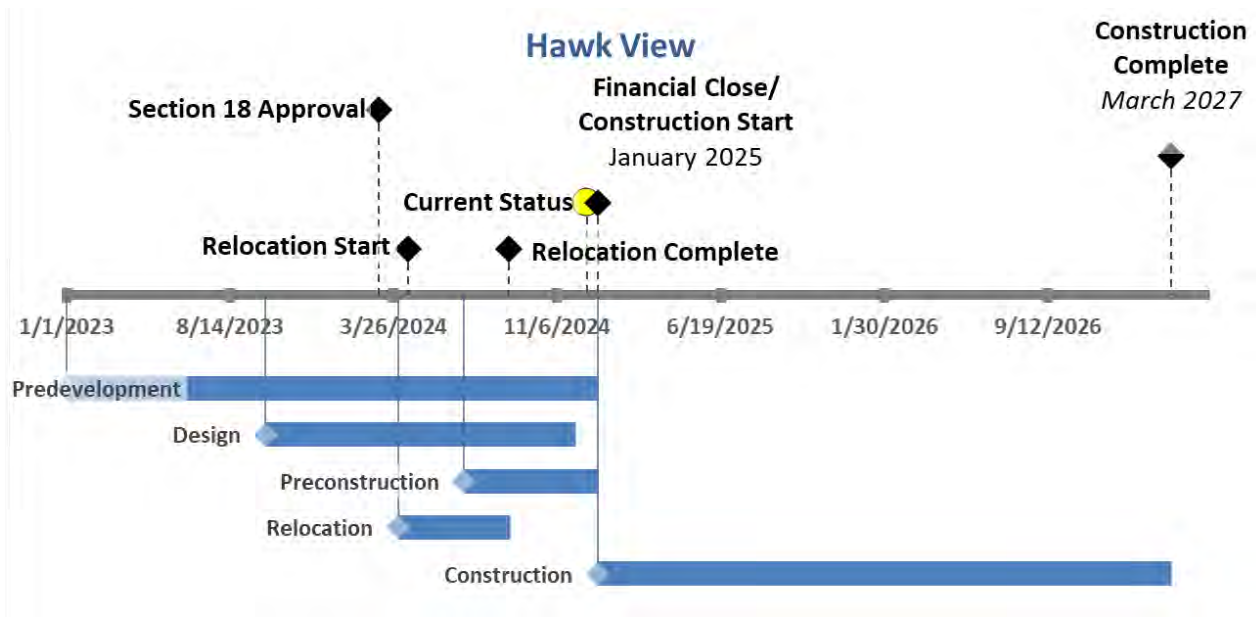
Hawk View Apartments

Q4 2024 Update

Project Info

- \$85M 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

- Pinecrest's GMP came in well above budget and project development team has been going through value engineering exercises since early November.
- Development team is close to getting budget back in line, but this will require a redesign of structural steel.
- The value engineering and redesign has caused a delay in closing until 2025. Depending on permitting and lender/investor criteria, closing could occur as early as January or may be pushed to March.
- The Nevada Housing Division has agreed to execute the HMNI loan prior to closing, so the project is not at risk of losing those funds.
- The delay in closing has also led to the property being vacant much longer than originally planned. The property has been fenced off and there are nightly security patrols, but unfortunately, there have been significant issues with trespassing and damage to property. One of the buildings caught on fire in early December. Luckily, the fire was quickly contained and no one was hurt, nor were adjacent properties damaged.
- To ensure that the project can move forward as quickly as possible and to address community concerns regarding safety and blight at the currently vacant property, the development team would like to separate demolition from the overall construction contract. Instead, RHA would

directly contract with a selected general contractor for demolition before closing. This would allow for demolition to potentially occur as early as January.

- To demolish prior to disposition, RHA must get Board approval via a resolution, which has been brought to the December meeting. Following Board approval, RHA will also need to secure approval from HUD's SAC office.

Upcoming Milestones

- Financial closing in Q1 of 2024.
- Demolition of building in January.
- Construction to start in late Q1 of 2024.

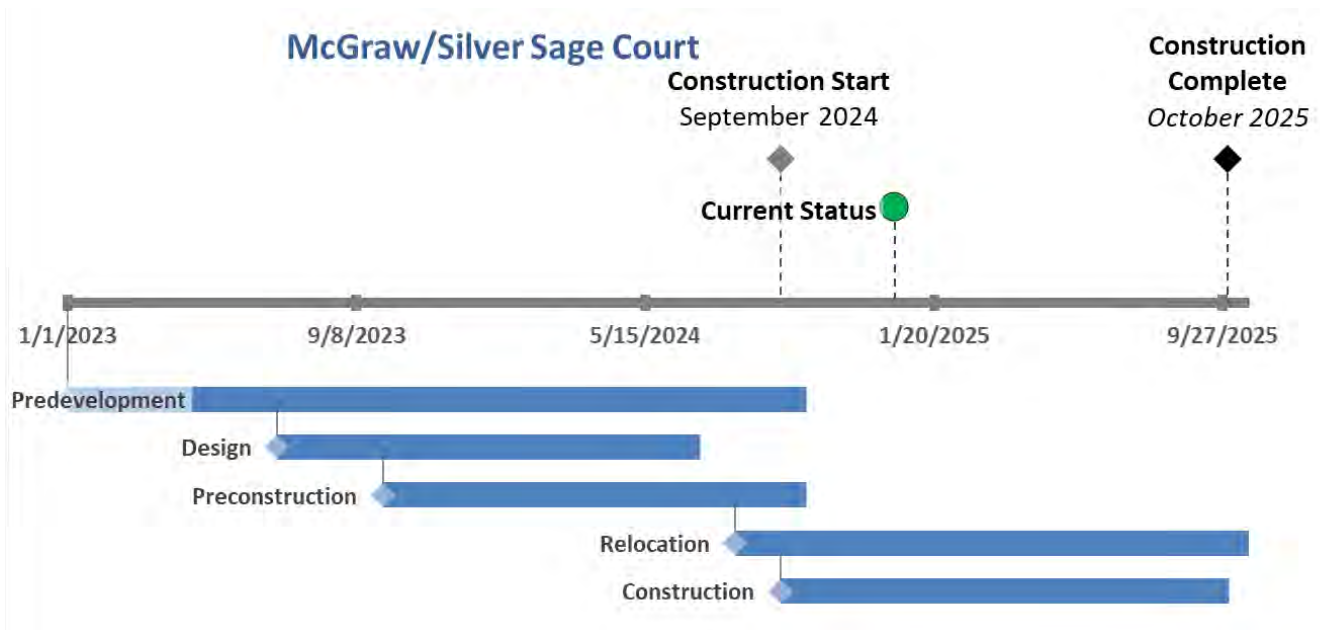
McGraw/Silver Sage Court

Q4 2024 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 1 resident relocation completed.
- Phase 1 construction is 50% complete.
- Project has been delayed about a month and incurred some change orders. However, change orders are within the projects contingency and later phases are projected to be completed more quickly than Phase 1. This means that the overall project is still on schedule.

Upcoming Milestones

- Phase 1 residential construction will complete in late February/early March 2025.
- Phase 1 residents will move into their rehabbed units and Phase 2 residents will be temporarily relocated starting in March 2025.

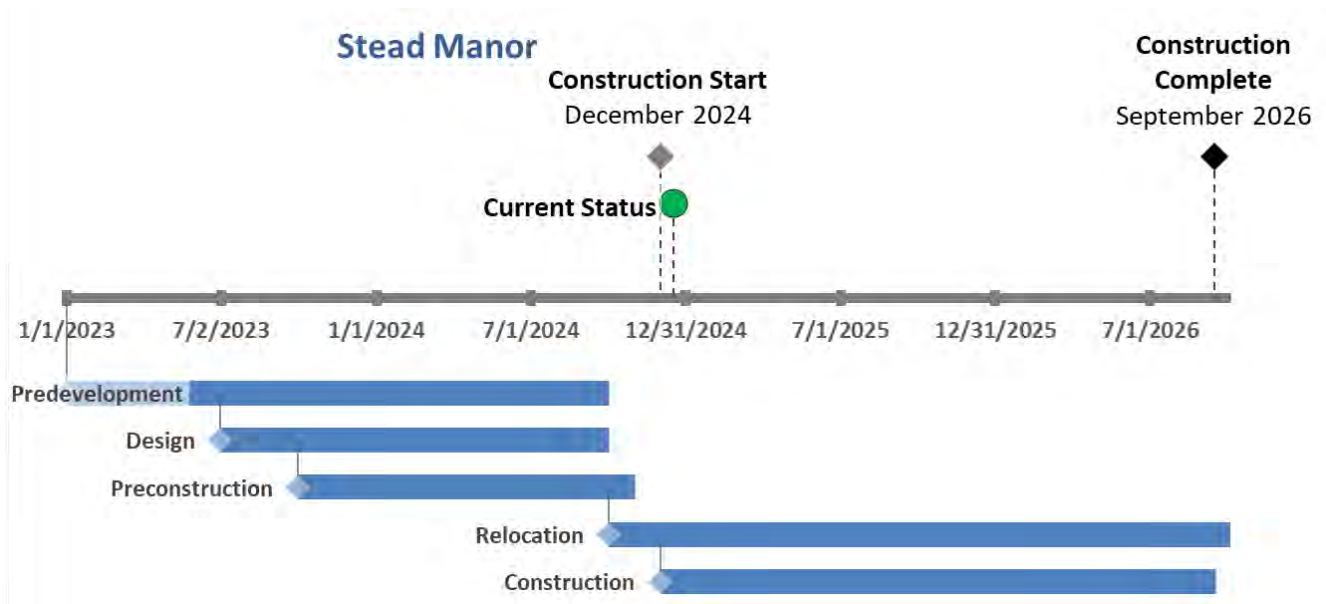
Stead Manor

Q4 2024 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

- Phase 1 resident relocation began on November 11 and was completed in early December. All residents were relocated into vacant units on site.
- Phase 1 construction began on December 2nd.

Upcoming Milestones

- Majority of Phase 1 construction is set to be completed by end of Q1 2025

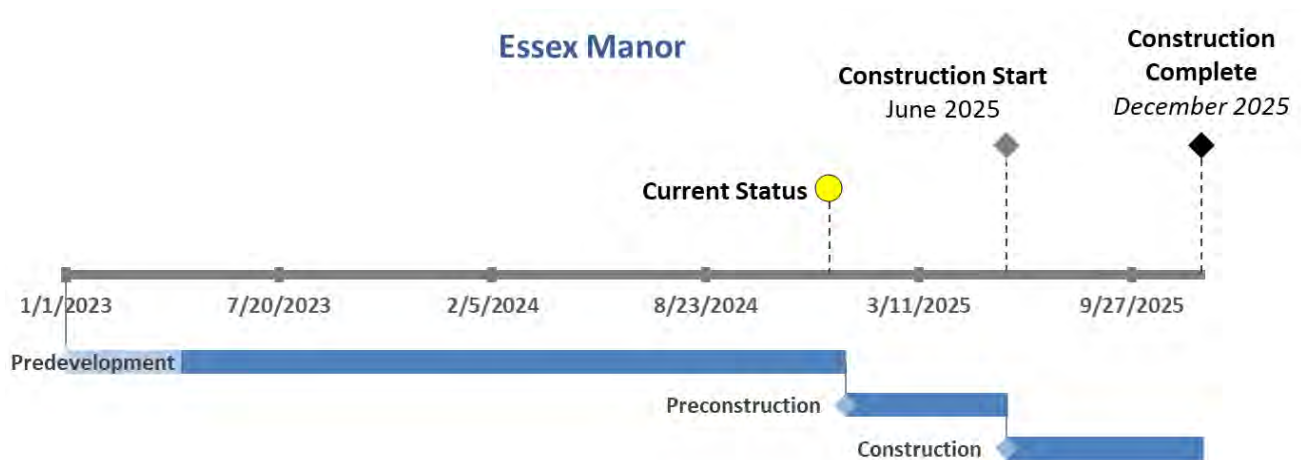
Essex Manor

Q4 2024 Update

Project Info

- Current: \$1.5M Budget
 - o Funding source: HMNI
- 106 units
- Accessibility improvements at various locations around the site, including Section 504 units and community building

Project Status



Project Updates

- After exploring several different funding scenarios and scopes of work, the development department has decided to focus accessibility improvements at various locations around the site, including the Section 504 units and community building.
- This scope of work will increase the quality of life for residents and would also reduce the cost and scope of work required in a larger scale rehab if/when Essex Manor is repositioned from the public housing portfolio in the future.

Upcoming Milestones

- Procurement of design consultants and preparation of design documents
- Development of full scope of work

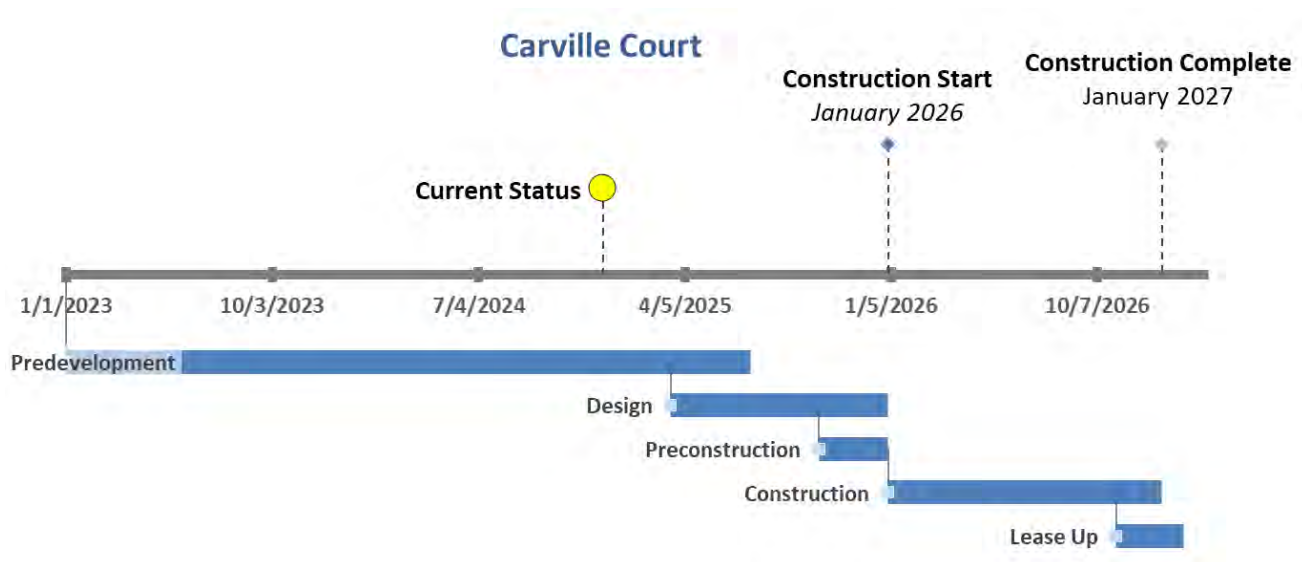
Carville Court

Q4 2024 Update

Project Info

- \$5.6M Budget
 - o Funding sources: HMNI, State HOME-ARP
- 11-20 units
- Demolition and redevelopment; supportive housing project

Project Status



Project Updates

- RHA will be partnering with Volunteers of America to provide the supportive services on site at the project.
- RHA and VOA submitted applications for two separate grants to fund the capital costs and operating/services costs of the project.
 - o The first application was for \$5M from HUD's CoC BUILDS grant. The majority of these funds would go to capital costs and allow for an increase from 11 units to 20 units. We anticipate receiving award notifications by mid-2025.
 - o The second application was for approximately \$2M from the Nevada Supportive Housing Development Fund. These funds would primarily cover VOA's operating and supportive service costs at the project for at least the first 5 years of operations. We anticipate
- The development department has been working with Wood Rodgers to upzone the existing Carville Court parcels.
 - o Submitted Master Plan amendment request in early October.
 - o Presented project at Ward 1 NAB on November 5th.
 - o Held community meeting on November 13th.
 - o Presented project at December 5th Reno Planning Commission

- The Master Plan amendment and upzoning request were approved by the planning commission and sent on to Reno City Council.

Upcoming Milestones

- Master Plan amendment and upzoning request will go before Reno City Council in January.
- If approved by Reno City Council, the request will move on to the Regional Planning Commission for ratification.
- Selection of architect for project and start design phase.

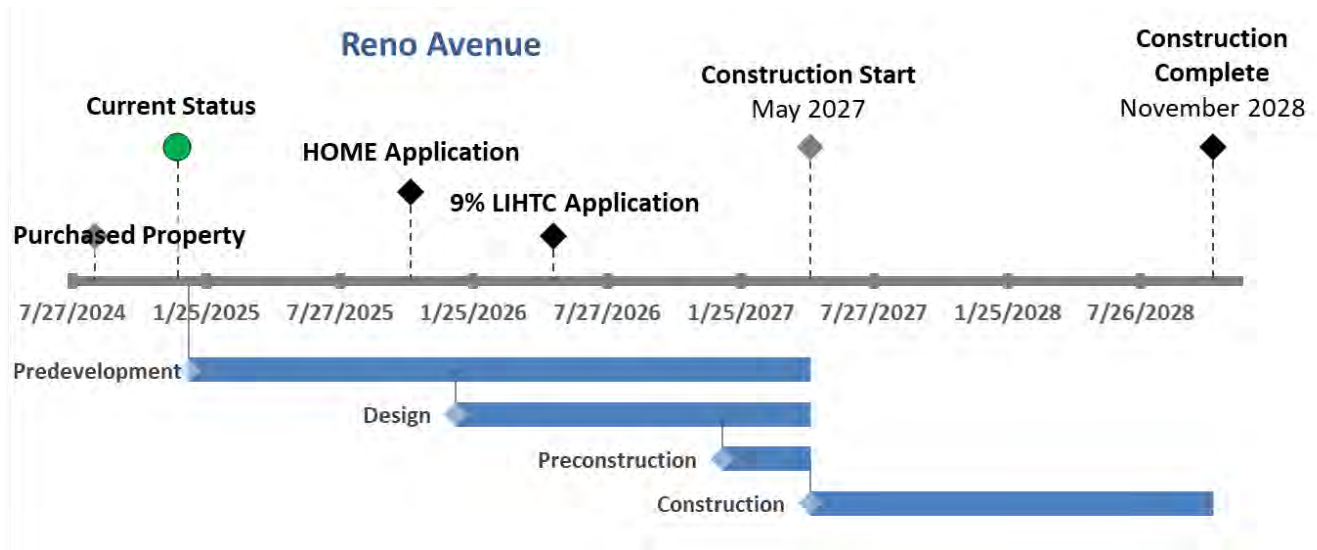
Reno Avenue

Q4 2024 Update

Project Info

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

Project Status



Project Updates

- Resident services temporarily relocated from Silverada Manor to 440 Reno Avenue.
- Development department completed tenant improvement projects to get the property ready for RHA staff.

Upcoming Milestones

- Development Department will begin working with Wood Rodgers on entitlement needs for the development project in Q1 2025.

Q4 2024

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