

**RENO HOUSING AUTHORITY**

**AGENDA ITEM NUMBER: 12**

**June 25, 2024**

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

- a. Dick Scott Manor
- b. Railyard Flats
- c. Silverada Manor
- d. Hawk View Apartments
- e. John McGraw and Silver Sage Apartments
- f. Stead Manor
- g. Carville Court
- h. Paradise Plaza
- i. Reno Avenue.  
(Discussion Only)

**FROM:** Executive Director

**RECOMMENDATION:** Discussion

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**2024 Quarter 2 Development Project Updates**

**Staff Report**

**Background:**

Please see Quarter 2 2024 updates for all active Development Department projects and a projected timeline of the development pipeline through 2030 below:

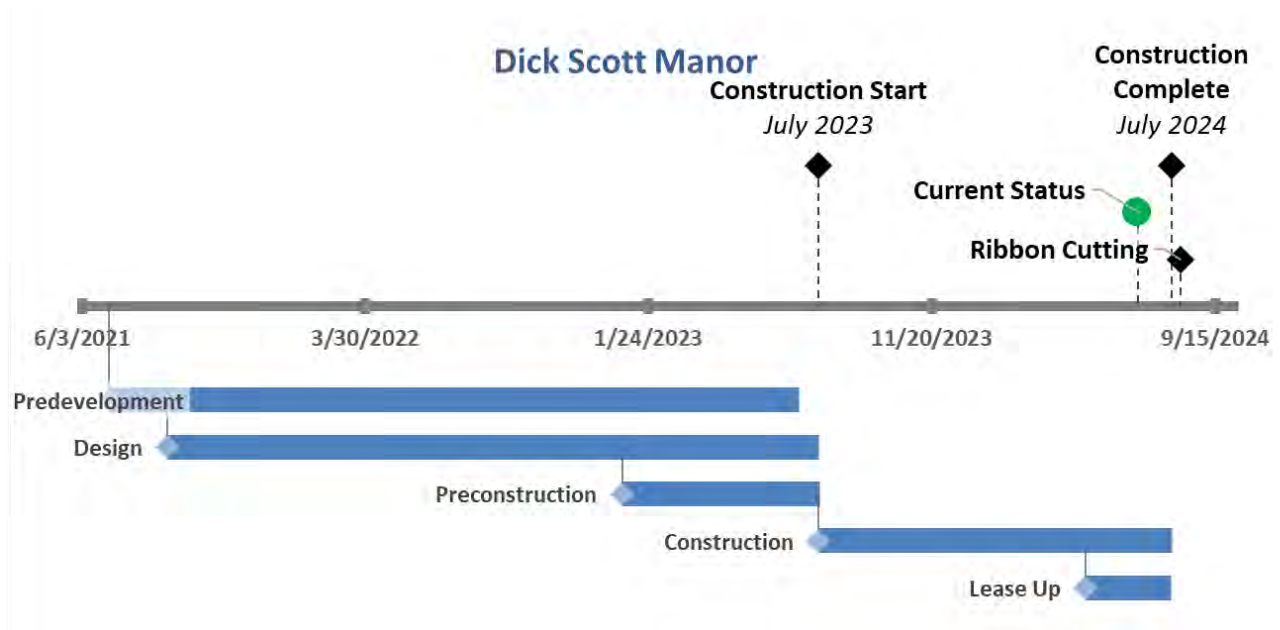
# Dick Scott Manor

## Q2 2024 Update

### Project Info

- \$5M Budget
  - o Funding sources: City of Reno ARPA, HMNI, Home Depot Foundation, Deferred Developer Fee
- 12 units
- New Construction; Permanent Supportive Housing utilizing PBV HUD-VASH

### Project Status



### Project Updates

- Construction is proceeding on schedule and will be complete by end of July 2024.
- Majority of the City of Reno ARPA and HMNI funds have been expended and drawn down.

### Upcoming Milestones

- Construction is scheduled to be complete by end of July 2024
- VA has begun lease up process through HUD-VASH program.
- Ribbon Cutting ceremony will be held on August 9<sup>th</sup>. This is the first HMNI funded project to be completed within the State. Given this, the Nevada Housing Division has informed RHA it is likely that Governor Lombardo will attend the ceremony.

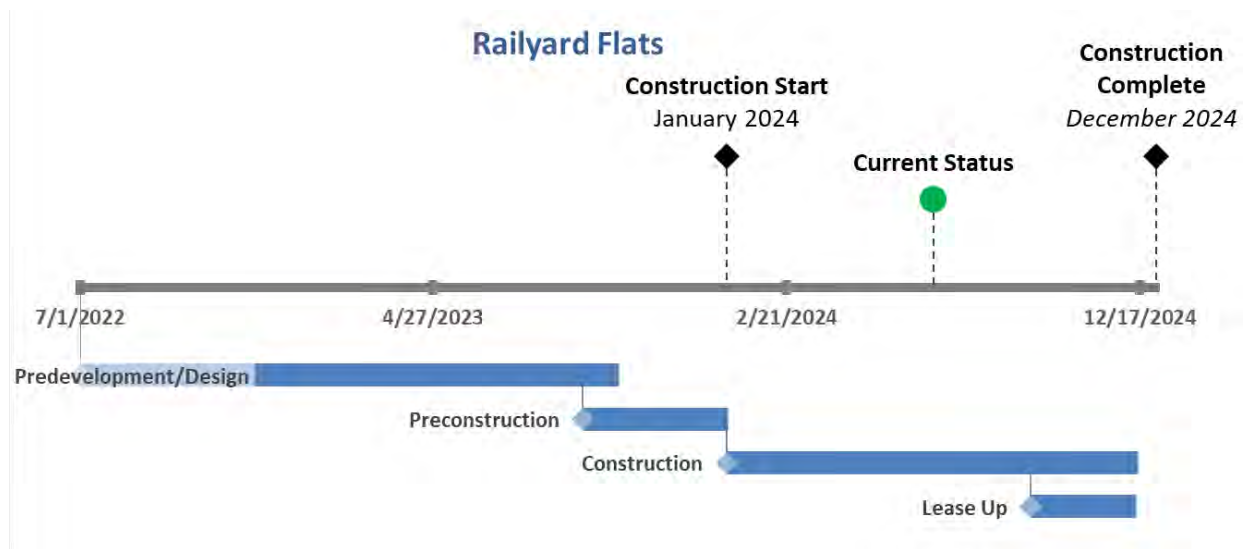
# Railyard Flats

## Q2 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 proceeding on schedule and nearing the 50% completion mark. All utilities have been brought on site. Foundation has been laid. Framing, rough-in plumbing, mechanical, and electrical work have been completed. Windows were installed and the building envelope and roofing are in progress.
- No major change orders or challenges this past quarter.
- HOME-ARP award fully expended and drawn down.

### Upcoming Milestones

Major construction expected to begin in the next quarter includes:

- Drywall installation
- Flooring installation
- Siding installation

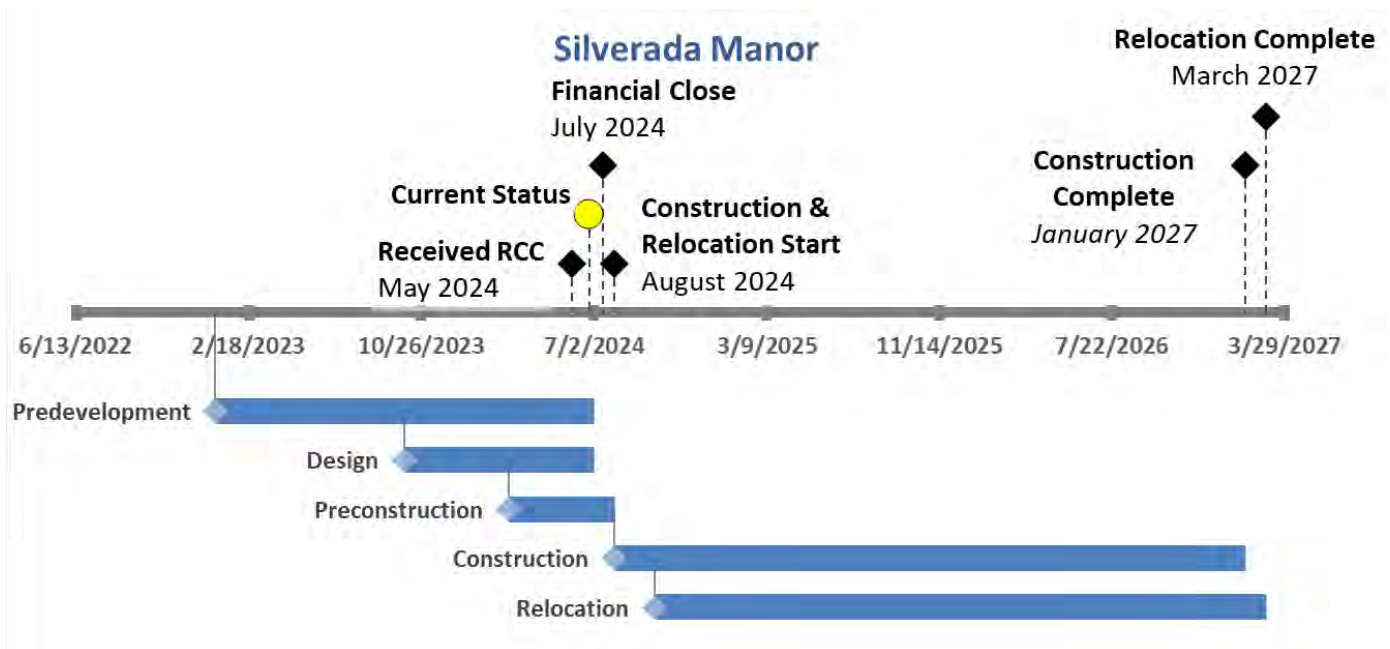
# Silverada Manor

## Q2 2024 Update

### Project Info

- \$70M 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

- In April, the State Board of Finance authorized the issuance of a tax-exempt multi-unit housing revenue bond in an amount up to \$36,200,000.
- At the end of May, RHA received the HUD RAD Conversion Commitment (RCC).
- Supply chain issue led to a retooling of construction and relocation schedule. The project will now start with site work in August and phase 1 relocation will be complete by end of September.
- After multiple rounds of revisions, the schedule has come in at 29 months total, putting project completion in January 2027.

- Most recent pricing saw a 22% increase. Project is currently undergoing value engineering to land on final budget.

#### Upcoming Milestones

- Final Resident Meetings will occur on June 25. Relocation counseling will begin in July and Phase 1 temporary relocation will start in August.
- Comprehensive resolution for project financing for RHA Board approval will likely need to be brought at special board meeting or to regular July meeting.
- Financial closing in July and construction start in August.

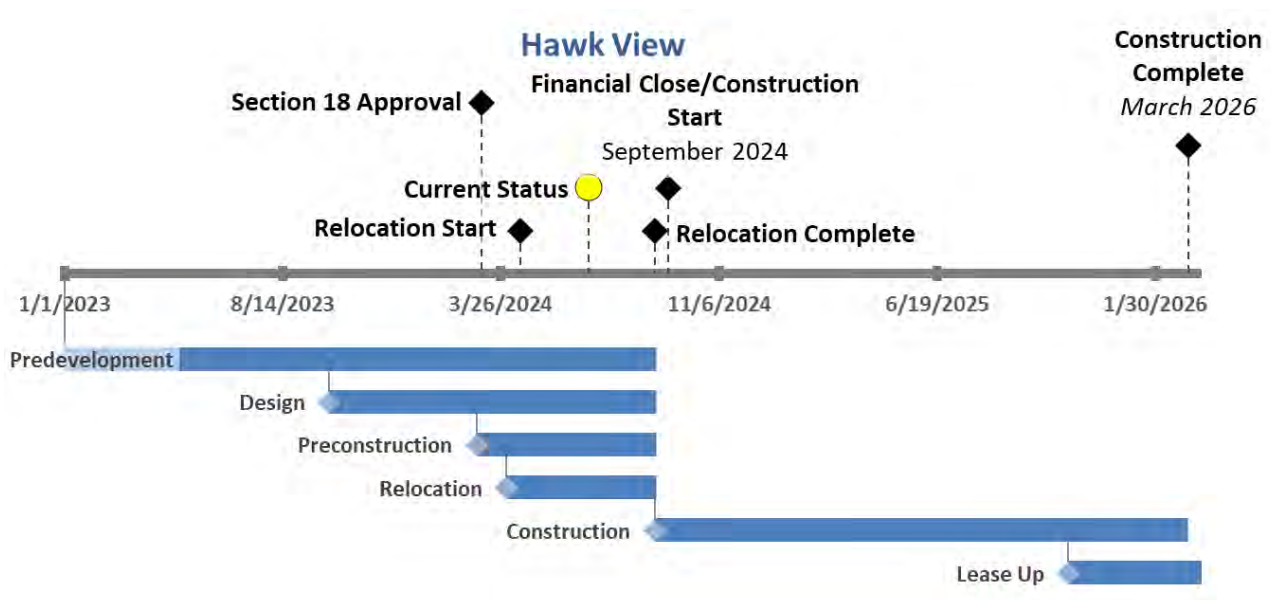
# Hawk View Apartments

## Q2 2024 Update

### Project Info

- \$80M Budget
  - o Funding sources: Tax-Exempt Bonds, 4% LIHTC, HMNI, RHA Funds, Capital Funds, HOME, FHLB AFP, Deferred Developer Fee
- 199 units
- Section 18 disposition of Public Housing property followed by demolition and redevelopment.

### Project Status



### Project Updates

- In April, the Washoe County HOME Consortium Directors approved a \$1,000,000 award for the project.
- In late April, Hudson Housing was selected as the project equity investor and Citibank as the project lender. Closing calls began in early June.
- Brinshore applied to the Nevada Housing Division in May for \$1,000,000 in National Housing Trust Funds.
- In early June, the State Board of Finance authorized the issuance of a tax-exempt multi-unit housing revenue bond in an amount up to \$41,850,000.

- In June, Brinshore received three bids from General Contractors for the construction of the project. These include Pinecrest, Metcalf, and Martin-Harris. A final selection will be made by July.

#### Upcoming Milestones

- Resident relocation will continue throughout the summer with a targeted completion by August. A more detailed update on relocation has been provide in a separate staff report for the June Board of Director's meeting.
- Financial closing and construction start are still scheduled for September.

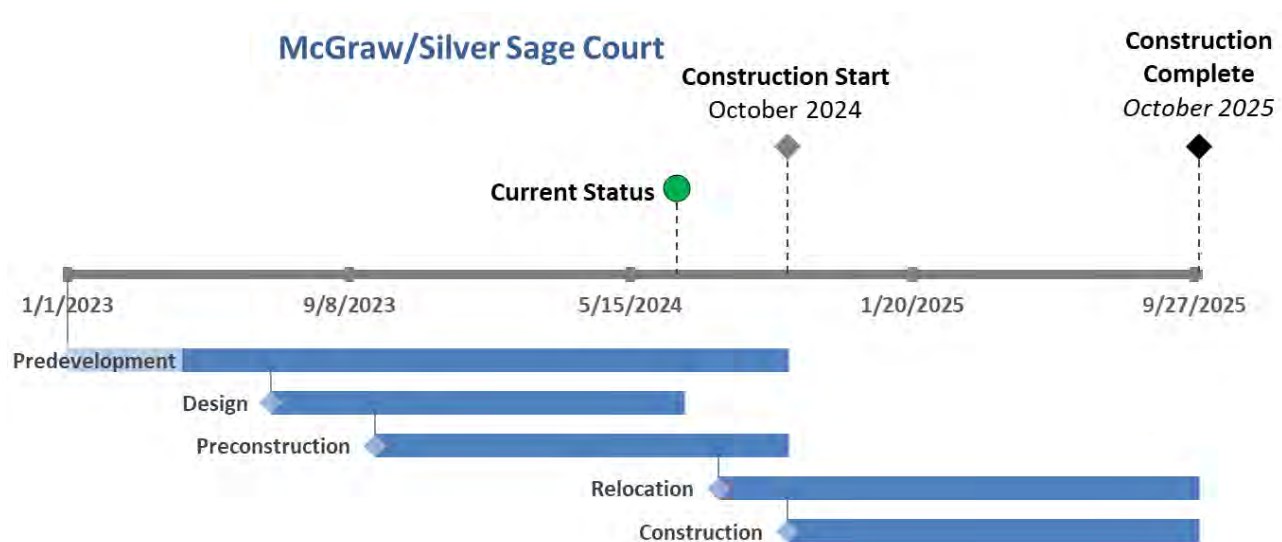
# McGraw/Silver Sage Court

## Q2 2024 Update

### Project Info

- \$6.5M Budget
  - o Funding sources: HMNI, HOME, Capital Funds, 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

- Executed amended grant agreements for increased HMNI award. McGraw Court's award increased from \$2.5M to \$3.87M and Silver Sage Court's award increased from \$1M to \$1.62M.
- Project is moving through City of Sparks plan review and permits are expected to be ready by end of July.
- Plenium has completed the bidding process and is scheduled to submit a Guaranteed Maximum Price (GMP) at the end of June.

### Upcoming Milestones

- RHA staff will bring Plenium's final GMP and construction contract for Board approval at the July Board meeting.
- Resident meetings will be held in early August and HTH relocation consulting will begin the same month. Temporary relocation will begin in September.
- Construction is projected to start in early October.



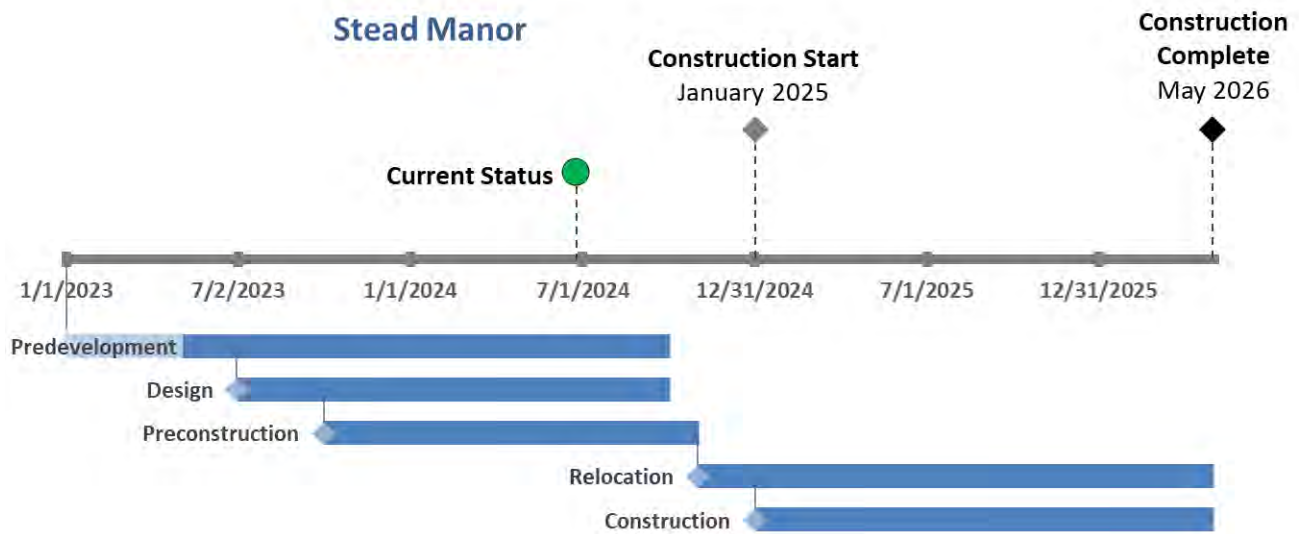
# Stead Manor

## Q2 2024 Update

### Project Info

- \$18.5M Budget
  - o Funding sources: HMNI, Capital Funds
- 68 units
- Substantial rehab of Public Housing property

### Project Status



### Project Updates

- Project is moving through City of Reno plan review and permits are expected by August.
- Plenum is has nearly completed the bidding process and is scheduled to submit a Guaranteed Maximum Price (GMP) in early July.
- The Nevada Housing Division (NHD) would prefer to maintain Essex Manor's HMNI Award (\$1.5M) and is exploring if there are other potential funds available to fill the funding gap at this project.
- If RHA is not able to secure additional funds for the Project, the scope will have to be reduced and/or the developer fee will have to significantly reduced and reallocated to other project line items.

### Upcoming Milestones

- RHA staff will bring Plenum's final GMP and construction contract for Board approval at the August Board meeting.
- Resident meetings will be held in early October and HTH relocation consulting will begin the same month. Temporary relocation will begin in November.
- Secure additional funding or revise project scope/budget.

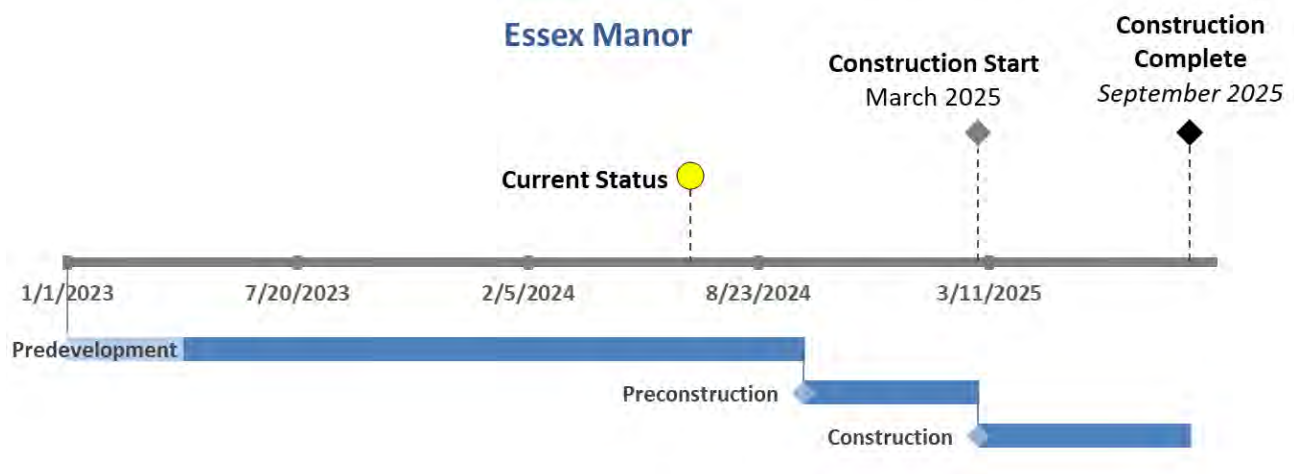
# Essex Manor

## Q2 2024 Update

### Project Info

- Current: \$1.5M Budget / Potential: \$2.5M
  - o Funding sources: HMNI, RHA Capital Funds
- 106 units
- Potential Scope: removal of existing swamp coolers and installation of mini-split heat pumps

### Project Status



### Project Updates

- Nevada Housing Division prefers to maintain Essex Manor's HMNI Award (\$1.5M).
- Development Department has been exploring multiple project scopes for the HMNI funds and believes that the best use of the funds would be to add \$1M in FY2025 Capital Funds to the project to allow for the removal of existing swamp coolers and installation of mini-split heat pumps. However, a final scope of work is still to be completed.
- This project would 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.

### Upcoming Milestones

- Finalize project scope of work, budget, and funding sources.

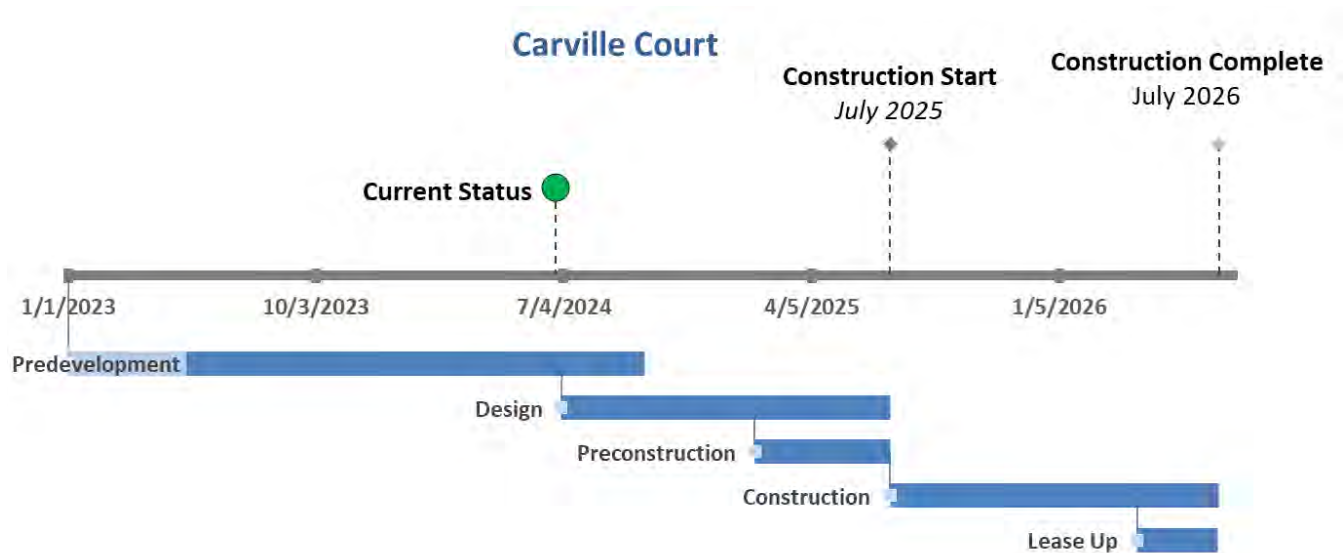
# Carville Court

## Q2 2024 Update

### Project Info

- \$5.4M Budget
  - o Funding sources: HMNI, State HOME-ARP
- 11 units
- Demolition and redevelopment; supportive housing project

### Project Status



### Project Updates

- In April, project was awarded \$700,000 in HOME-ARP funds from the Nevada Housing Division.
- Based on current staff capacity and other project timelines, the development department has moved the construction timeline to July 2025.
  - o This provides adequate time to go through the entitlement process for reversion to acreage and for the design and permitting process.
- RHA has been in discussion with Washoe County to be a co-applicant on an application to the Nevada Supportive Housing Development Fund (established in 2023 by AB310). If awarded, these funds would support a case manager position at Washoe County that would provide intensive case management for the residents at the County's 50-unit supportive housing development at the Cares Campus (currently under construction) as well as Carville Court.

### Upcoming Milestones

- Submit Nevada Supportive Housing Development Fund application.
- Request A&E proposal from H&K Architects to be brought to the Board for approval in July or August.
- Once A&E contract is executed, begin design phase.

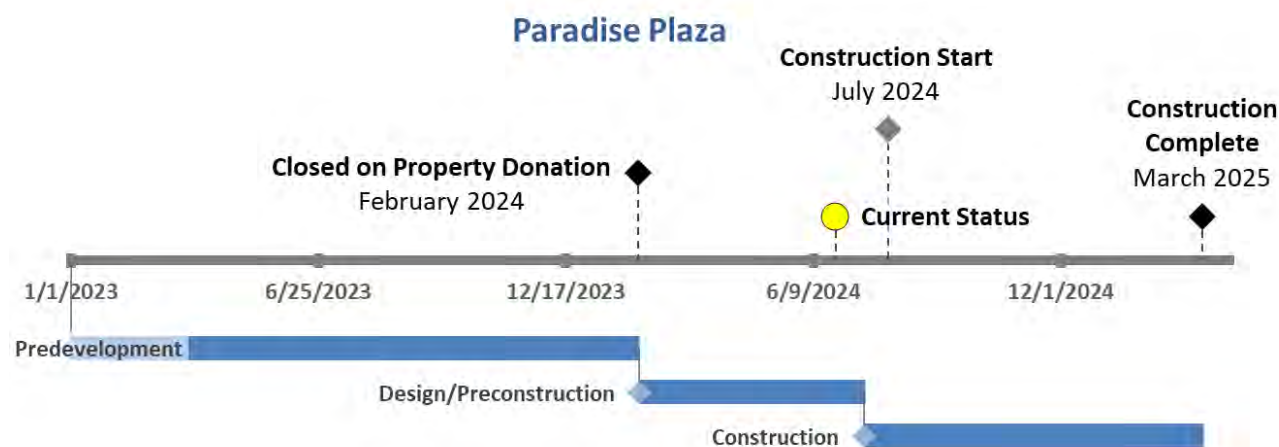
# Paradise Plaza

## Q2 2024 Update

### Project Info

- Current: \$1.3M Budget
  - o Funding sources: RHA MTW Funds, Washoe County ARPA
- Commercial Rehab; Resident Services Hub

### Project Status



### Project Updates

- After conversation with RHA Board Chair, RHA is exploring potential partnerships that would allow for a significant expansion of project scope and budget. One potential partnership is with the State of Nevada's Department of Employment, Training, and Rehabilitation.
- RHA confirmed that Washoe County ARPA funds will be awarded in a lump sum rather than on a reimbursable basis. This gives RHA the flexibility to use the funds for pest mitigation and the scope of work required in the post-closing agreement with CIRE without beginning the full scope of work entailed in the \$1.3M budget.
- Pest mitigation and the scope of work required in the post-closing agreement with CIRE Work will begin in July. All other work is currently on hold until full scope of work is finalized.

### Upcoming Milestones

- Pest mitigation and the scope of work required in the post-closing agreement with CIRE Work will begin in July.

## Current Quarter

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