

**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.

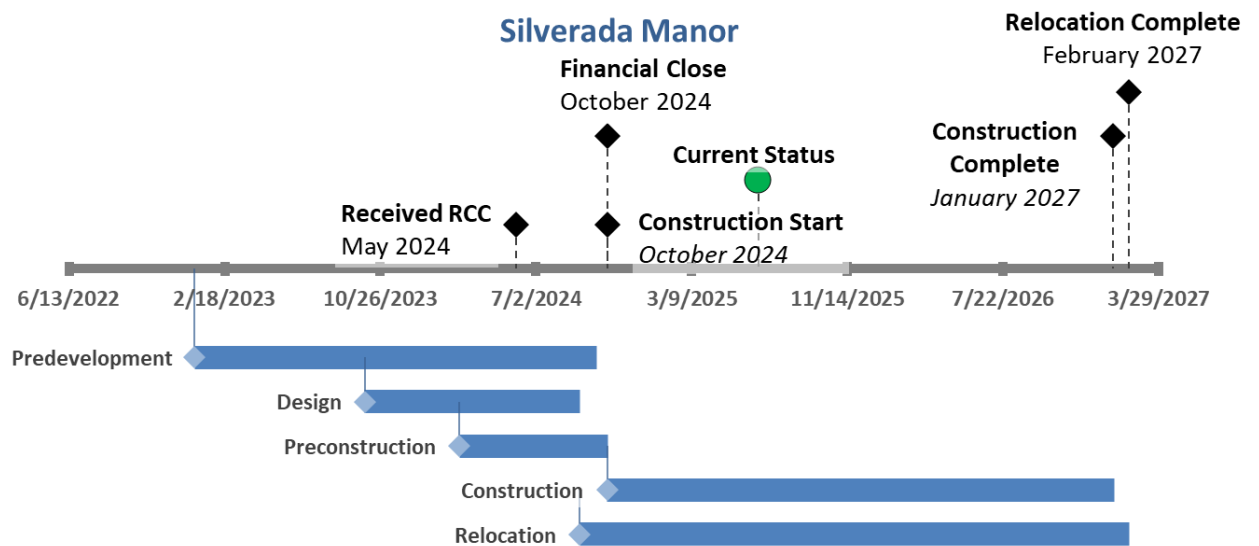
# Silverada Manor

## 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.

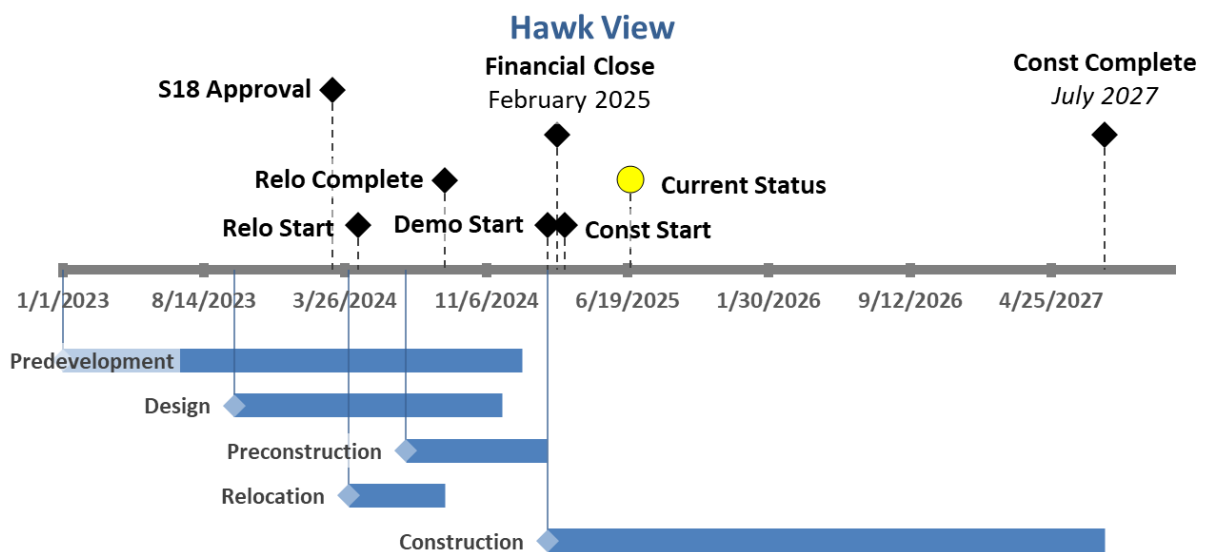
# Hawk View Apartments

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.

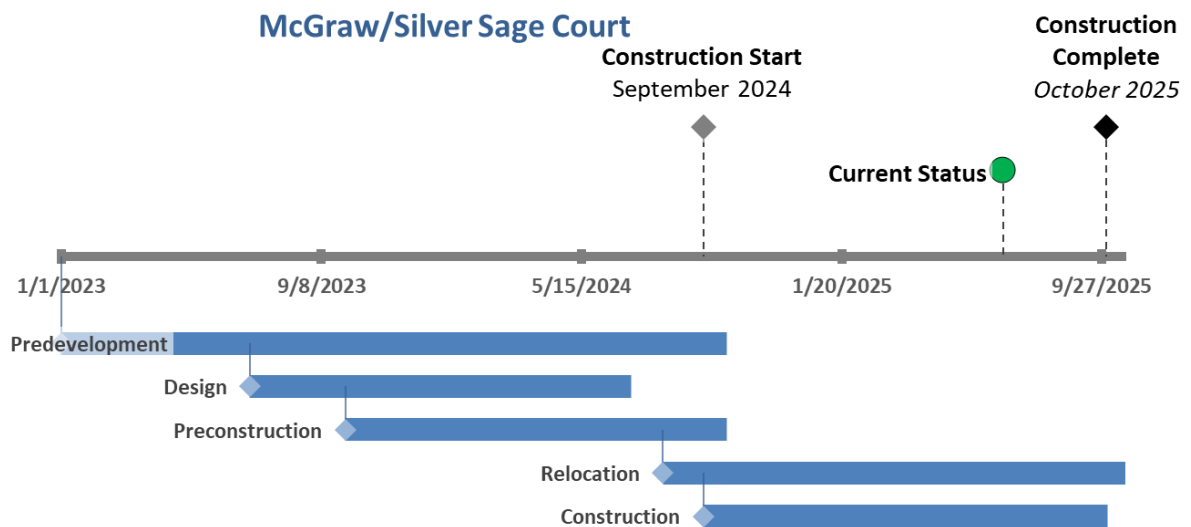
# McGraw/Silver Sage Court

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.

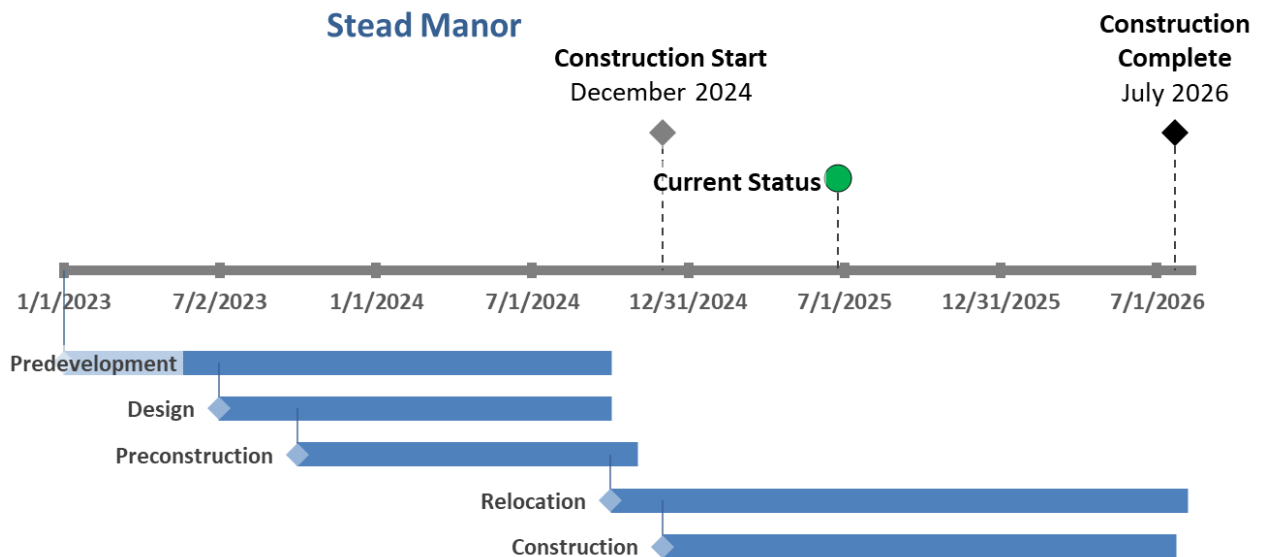
# Stead Manor

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.

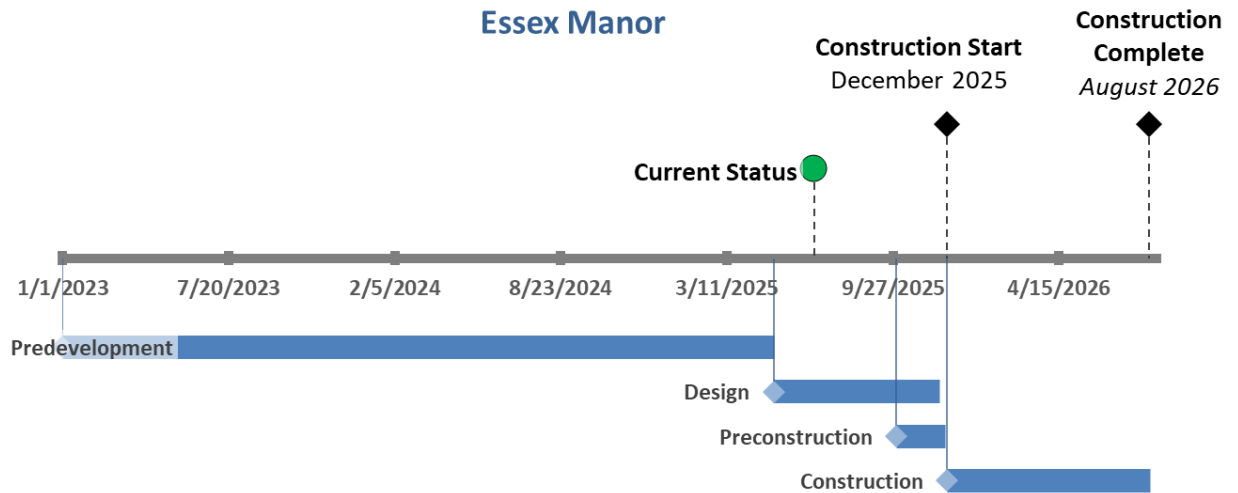
# Essex Manor

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.

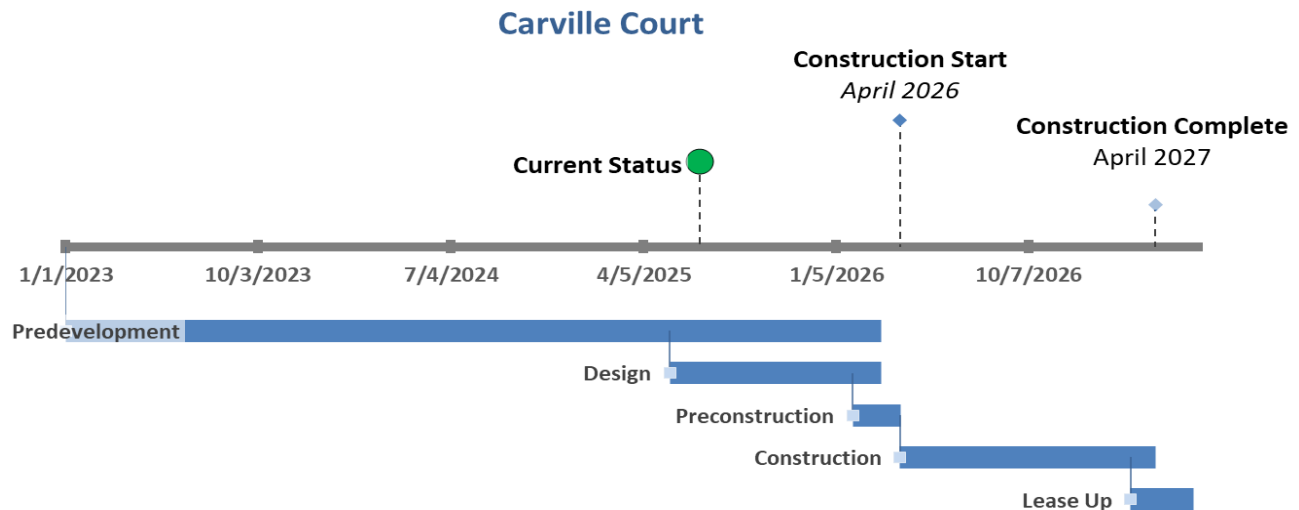
# Carville Court

## 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.

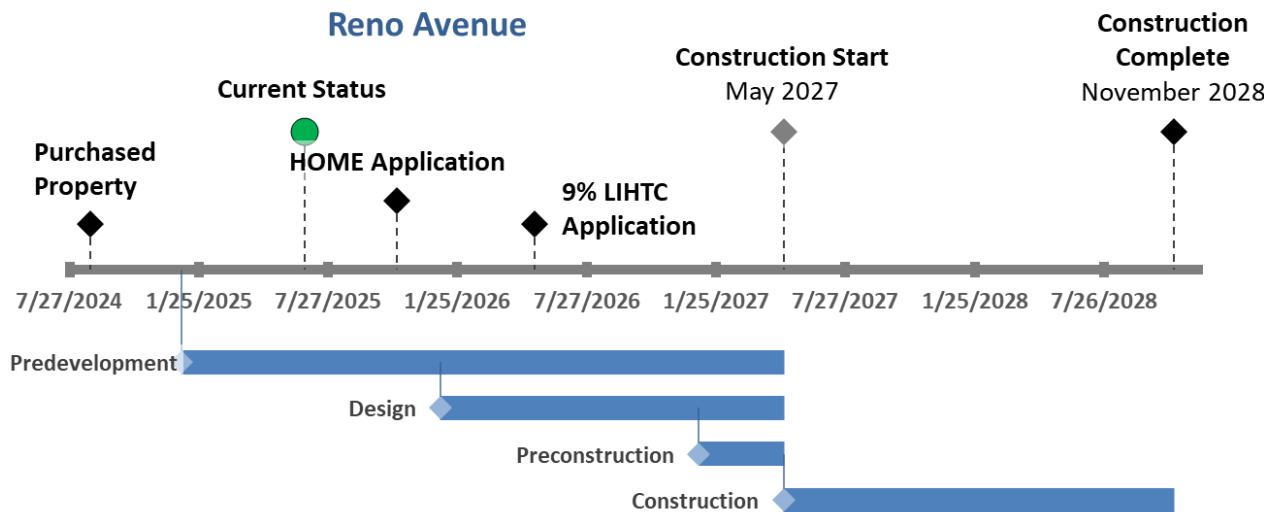
# Reno Avenue

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.



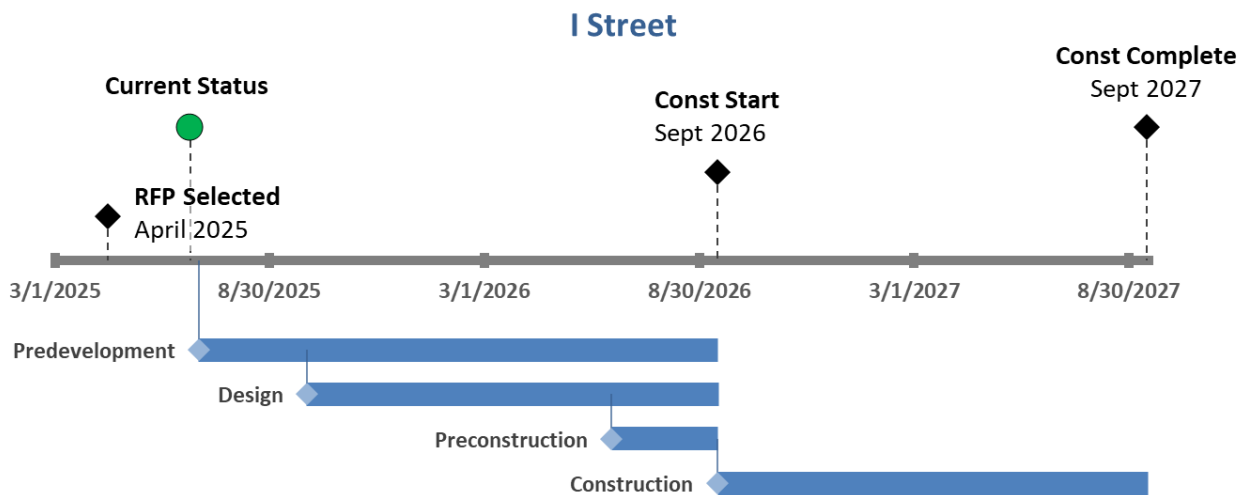
# I Street

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.

