

RENO HOUSING AUTHORITY

AGENDA ITEM NUMBER: 18

March 25, 2025

SUBJECT: 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. Carville Court
 6. Reno Avenue
 7. I Street
- (Discussion only)

FROM: Executive Director

RECOMMENDATION: Discussion

Background:

Please see 2025 Quarter 1 updates for all active Development Department projects below:

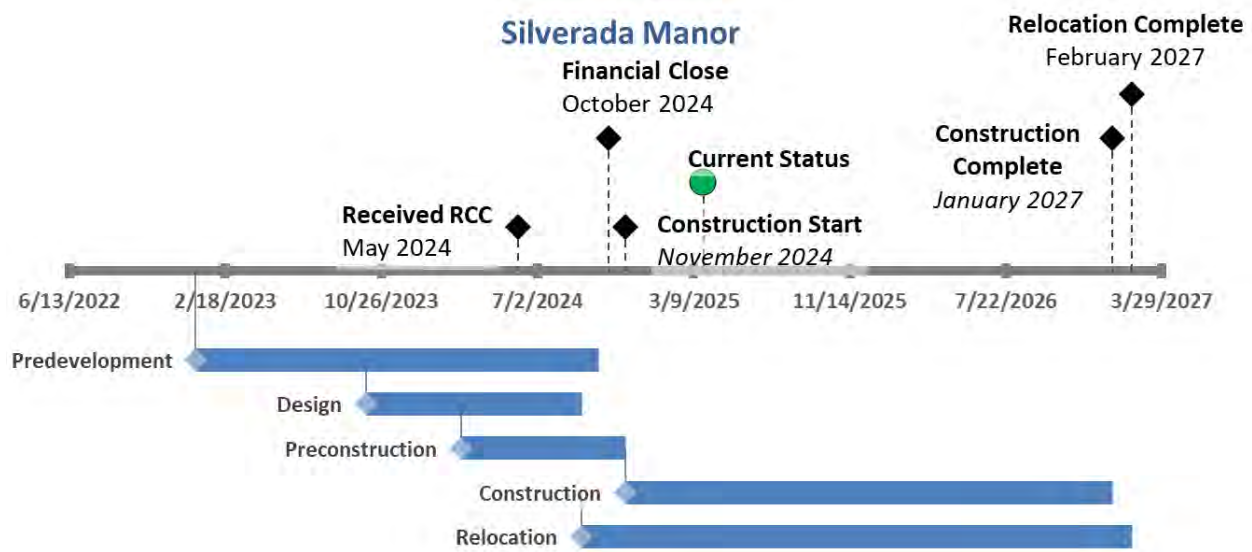
Silverada Manor

Q1 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

- Interior demolition of phase 1 residential and community building is complete.
- Floor joists have been installed.
- Currently working on rough framing, plumbing and mechanical.

Upcoming Milestones

- Initial site work will begin in April.

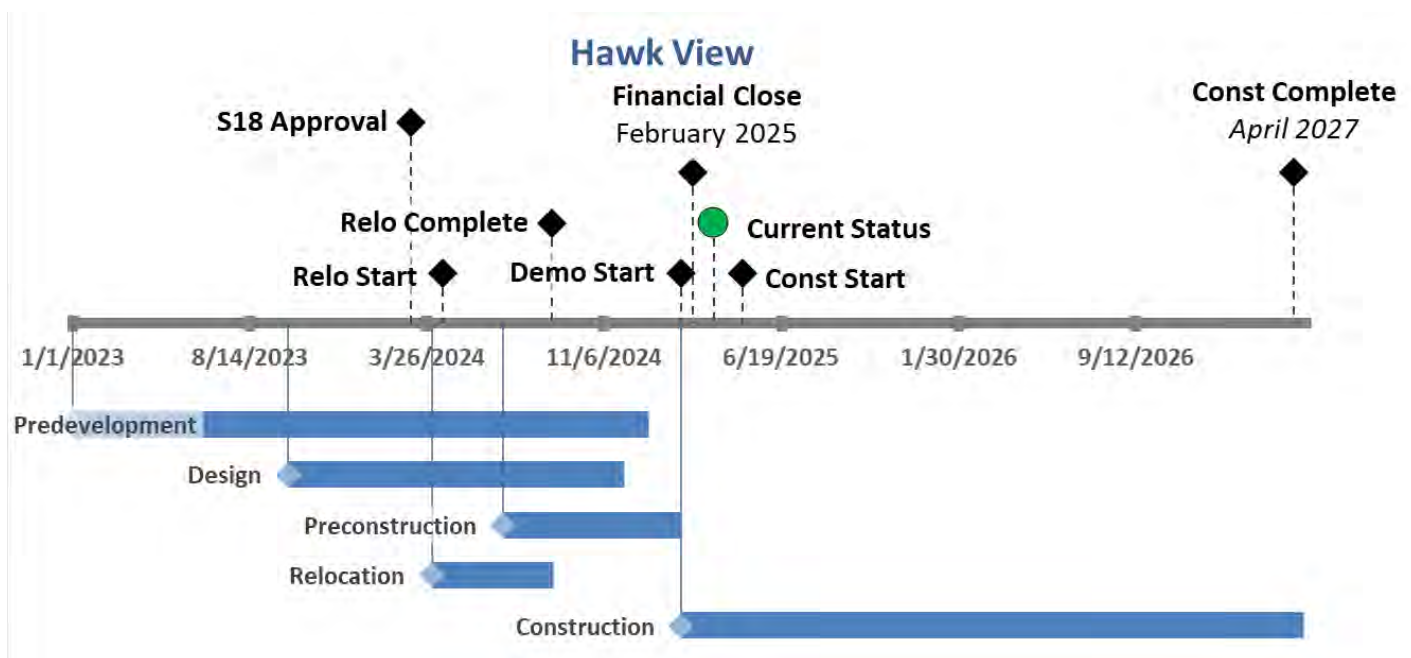
Hawk View Apartments

Q1 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 started February 12. 85% of buildings have been demolished as of the end of March.
- Financial closing occurred on February 26th.

Upcoming Milestones

- Demolition completes by end of April.
- Groundbreaking ceremony on May 15th
- Construction starting in May.

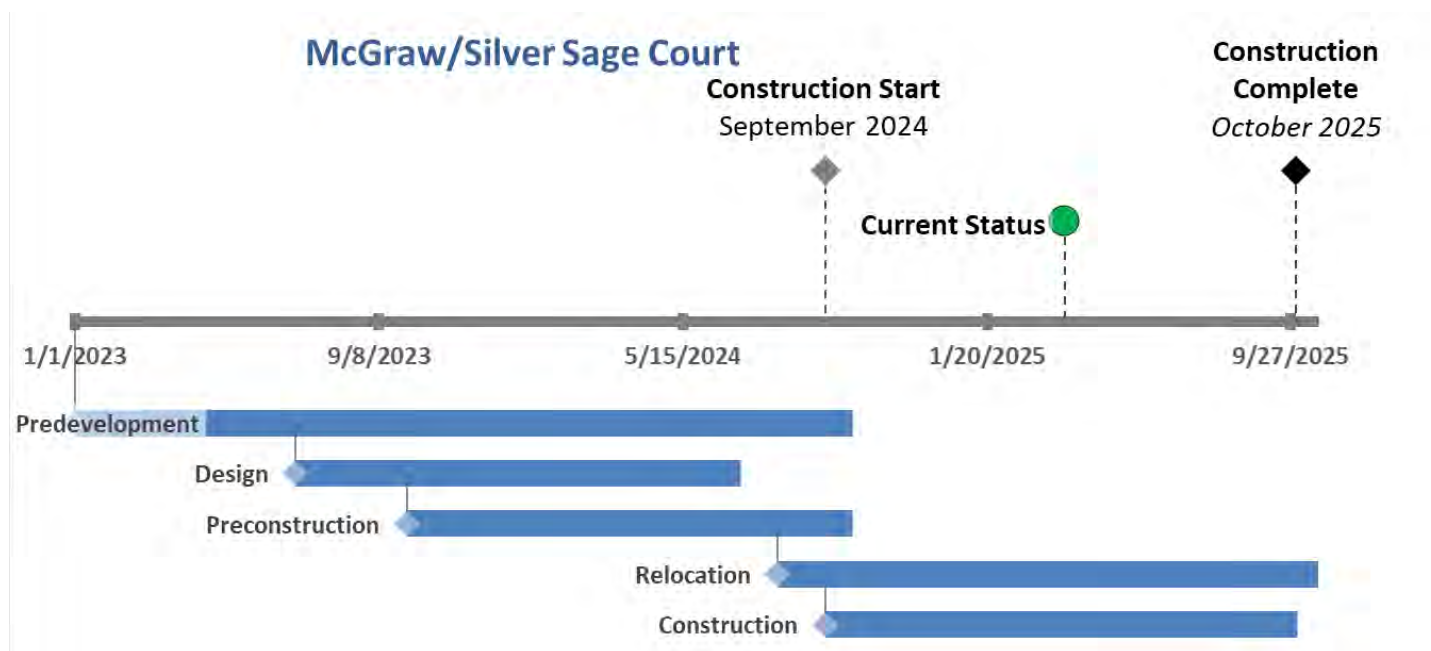
McGraw/Silver Sage Court

Q1 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 1 construction completed on February 26th.
- Phase 1 residents moved back into units by February 28th.
- Phase 2 resident relocation completed, and construction began on March 5th.

Upcoming Milestones

- Phase 2 complete by early June. This includes the project completion of Silver Sage Court.
- Phase 3 resident relocation.
- Phase 3 construction start.

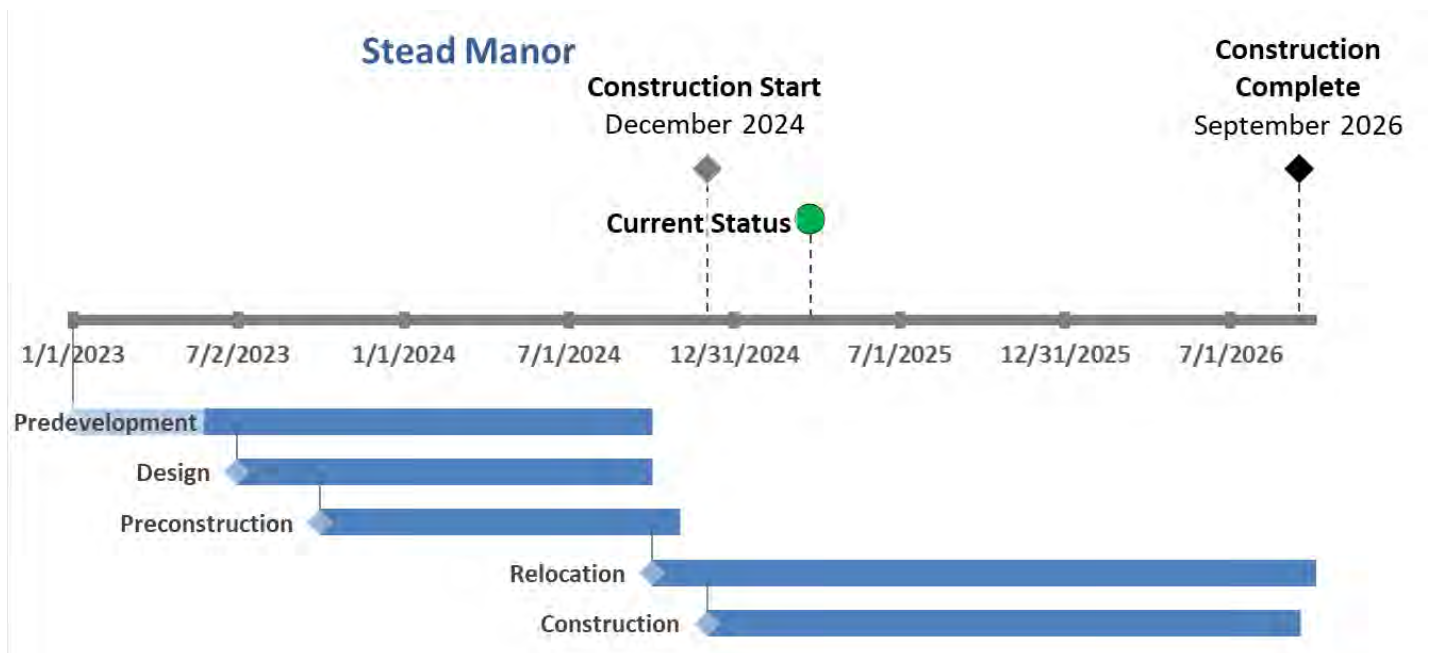
Stead Manor

Q1 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

- Interior demolition, rough framing, and window installation for Phase 1 is complete.

Upcoming Milestones

- Site work will begin in April.
- Phase 1 complete by end of May.
- Phase 1 residents move back to their units in early June.
- Phase 2 resident relocation and construction begins in early June.

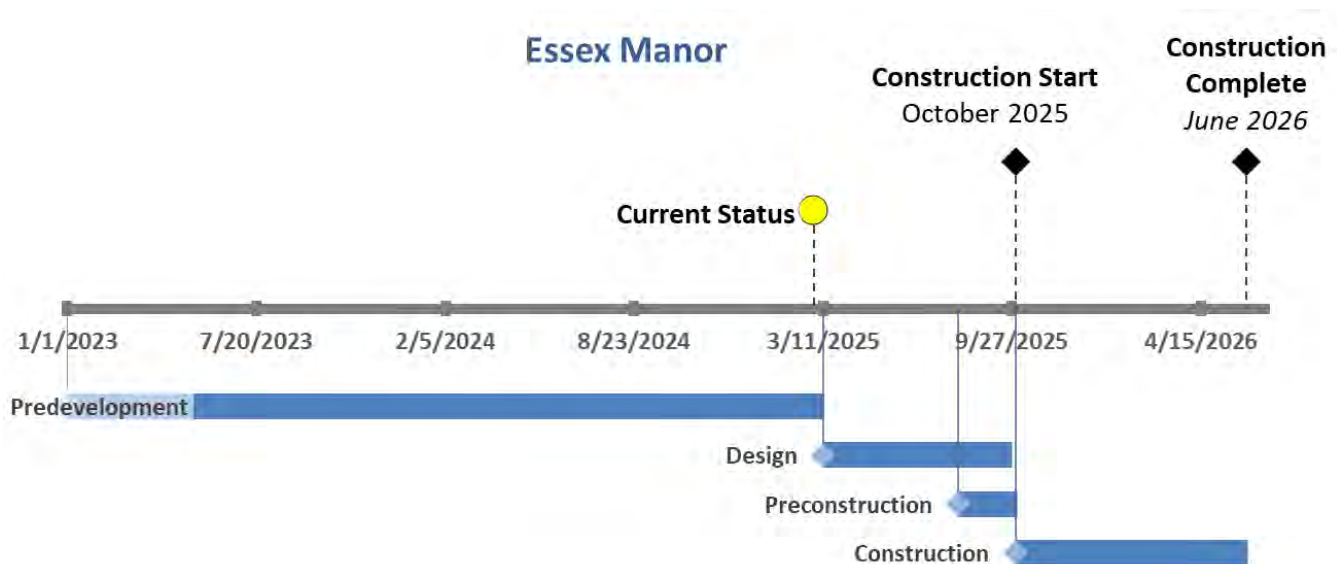
Essex Manor

Q1 2025 Update

Project Info

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

Project Status



Project Updates

- After exploring several different funding scenarios and scopes of work, the development department has decided to focus on rehabbing the community building and addressing accessibility issues near the community building.
- Finalized Scope of Work.
- Received Architecture and Engineering Services Proposal from JKAE in mid-March.

Upcoming Milestones

- Finalize and execute A&E contract.
- Start design phase.
- Survey property.

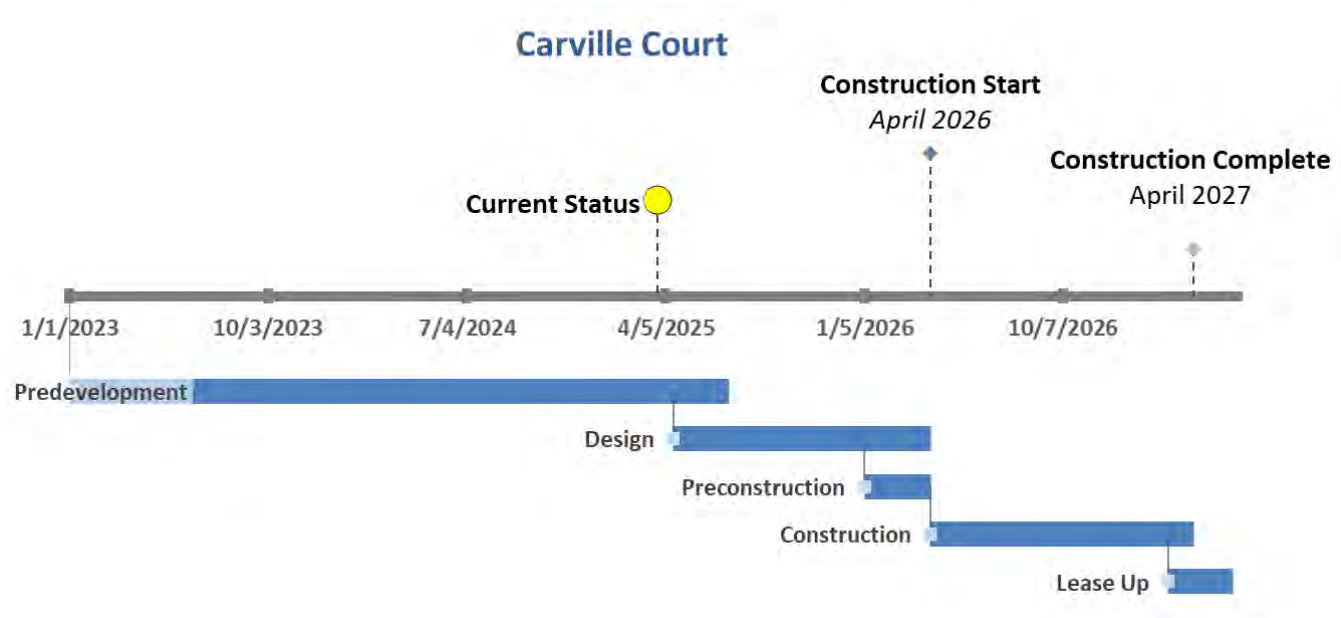
Carville Court

Q1 2025 Update

Project Info

- \$5.7M Budget
 - o Funding sources: HMNI, State HOME-ARP
- 11 units
- Demolition and redevelopment; supportive housing project

Project Status



Project Updates

- RHA and VOA are set to be awarded approximately \$1.5M from the Nevada Supportive Housing Development Fund. These funds will primarily cover VOA's operating and supportive service costs at the project for at least the first 5 years of operations.
- Received news that the funding for HUD CoC BUILDS grant will likely be repurposed to cover other funding gaps rather than be awarded to projects. This means that the increase to 20 units is not financially feasible, and we will move forward with original plan of 11 units.
- The Master Plan amendment and upzoning requests were approved the Reno City Council and set to be ratified by the Regional Planning Governing Board on March 27th. The property will be zoned MF30 afterwards.
- Requested and received A&E proposals from H+K Architects and JKAE in March.
- Released CMAR RFQ in early March.

Upcoming Milestones

- Select architect for project and bring contract to Board for approval in April.
- Begin design phase in May.
- Select CMAR for project in May.

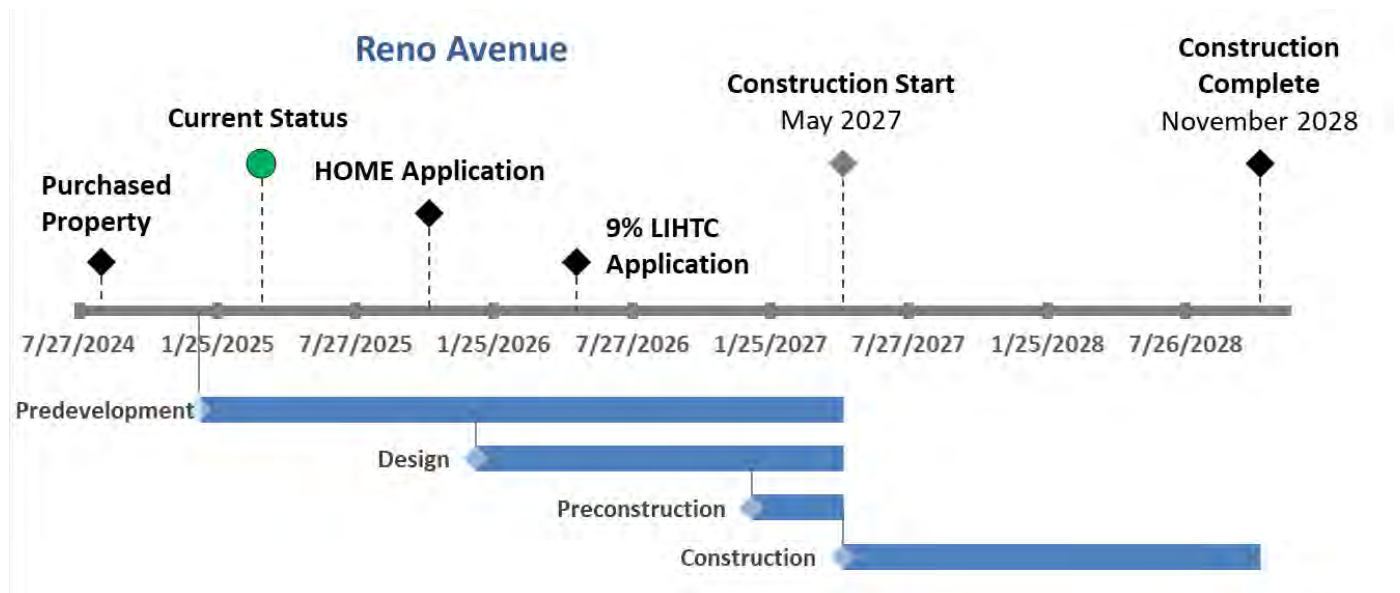
Reno Avenue

Q1 2025 Update

Project Info

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

Project Status



Project Updates

- Requested proposal from Wood Rodgers related to property entitlement needs.

Upcoming Milestones

- Begin entitlement process.

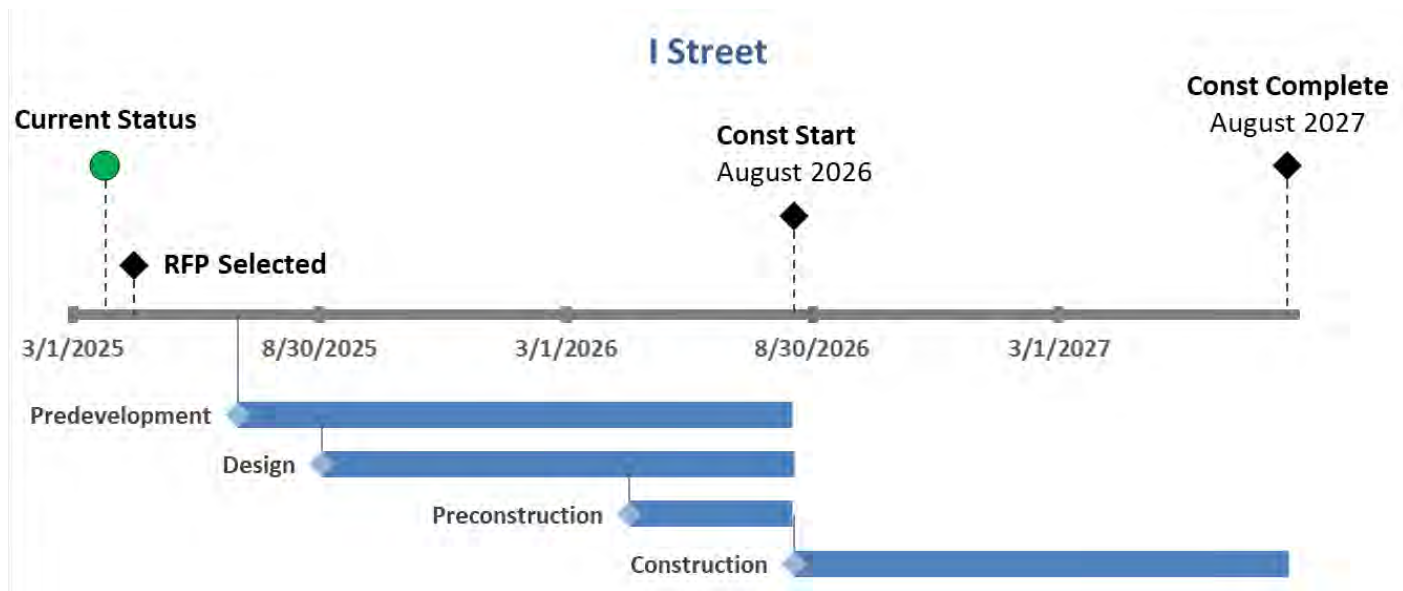
I Street

Q1 2025 Update

Project Info

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

Project Status



Project Updates

- In early March, RHA received a letter from City of Sparks staff notifying us that our agency's RFP submission for the I Street project will be recommended for selection to the Sparks City Council at the April 15 council meeting.

Upcoming Milestones

- RFP Submission selection by Sparks City Council on April 15.
- Draft Developer Agreement with City of Sparks staff.

Quarter 1 2025

Project	Current Quarter																																																			
	2021				2022				2023				2024				2025				2026				2027				2028				2029				2030				2031				2032							
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4																
Dick Scott Manor	Predevelopment				Construction																																															
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Silverada Manor					Predevelopment				Construction																																											
Hawk View Apts					Predevelopment				Construction																																											
McGraw Court					Predevelopment				Construction				Straight RAD																																							
Silver Sage Court					Predevelopment				Construction				Predevelopment				Construction																																			
2026 I Street									Predevelopment				Construction				Straight RAD																																			
Stead Manor					Predevelopment				Construction																																											
Essex Manor					Predevelopment				Construction				RAD/S18 Predev				RAD/S18 Construction				RAD/S18 Predev				RAD/S18 Construction																											
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Myra Birch													Predevelopment				Construction																																			
Carville Court					Predevelopment				Construction																																											
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