

RENO HOUSING AUTHORITY

AGENDA ITEM NUMBER: 14

September 23, 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. Essex Manor
6. Carville Court
7. Reno Avenue
8. I Street

FROM: Executive Director

RECOMMENDATION: Discussion

Background:

Please see 2025 Quarter 3 updates for all active Development Department projects on the following pages.

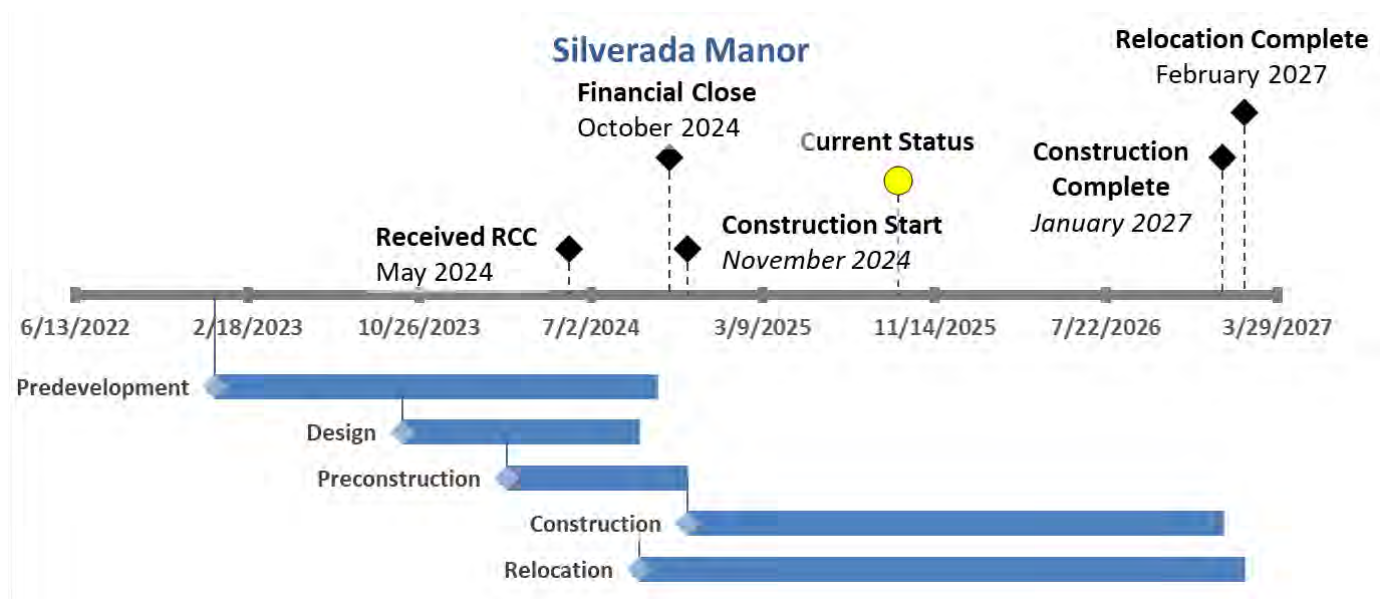
Silverada Manor

Q3 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

- Demolition of the training center was completed in July.
- Phase 1 is 85% complete.
- Project savings allowed for siding replacement on all buildings.
- Expanded scope of work as well as delay on a delivery of finish items has caused a delay for the completion of phase 1. Buildings 1-3 are expected to be delivered starting the 3rd week of October. Buildings 4-5 are expected to be delivered at the end of November.
- This delay will likely cause 11 households to be temporarily relocated longer than 12 months, which will trigger permanent relocation under the URA. If/when this occurs, RHA will provide a 90-day permanent relocation notice that includes an offer of a comparable public housing unit. However, since Silverada is undergoing a RAD conversion, all residents still have the right to return to the property. They will be able to choose remain temporarily relocated longer than 12-months and eventually return to Silverada or exercise their rights under permanent relocation and choose to permanently move to a comparable. RHA staff will host 1-2 residents meetings in early October to explain the residents' rights and option under the RAD program and URA.

Upcoming Milestones

- Phase 1 to be completed end of November.
- Phase 1 residents permanent move back in by end of November.
- Phase 2 resident relocation in December.
- Phase 2 construction to start in December.

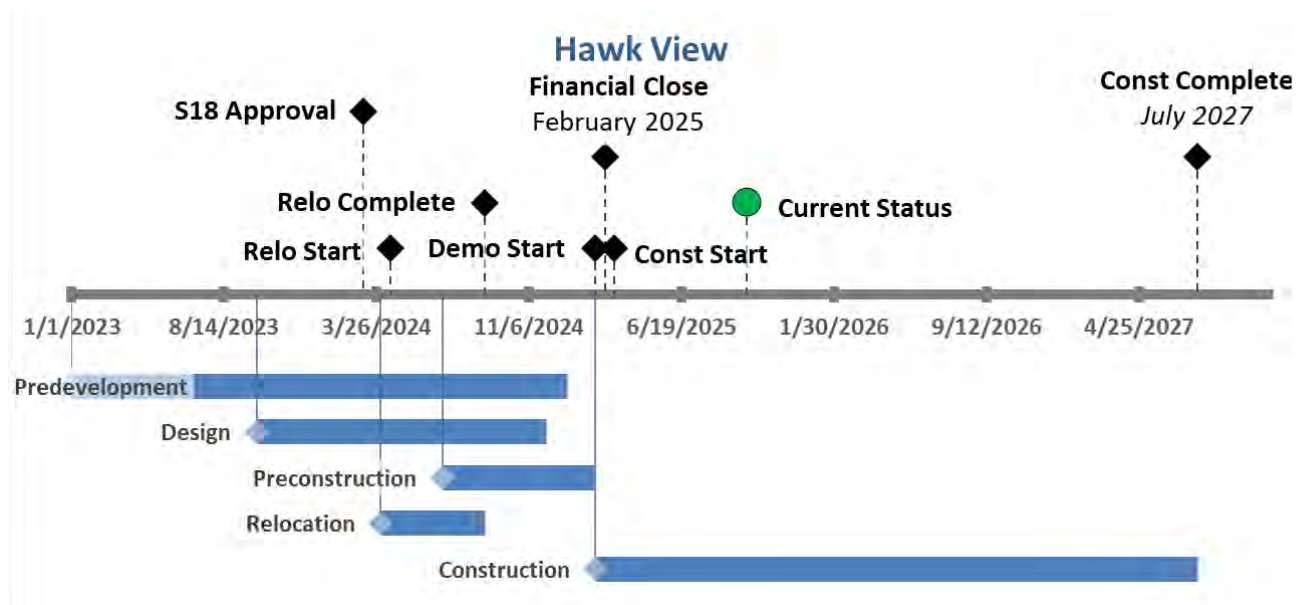
Hawk View Apartments

Q3 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

- Foundations for Buildings 1 and 2 have been completed.
- Received first delivery of light gauge steel wall panels for Building 1 and vertical construction has begun.
- Project has not been able to reduce delay caused by previous design and permitting issues but has been able to prevent further delays. As of September 2025, Phase 1 is scheduled to be complete in October 2026 and Phase 2 in July 2027.

Upcoming Milestones

- Foundation work for Clubhouse and Buildings 3 & 4.
- Delivery of wall panels for Clubhouse and Buildings 2-4.
- Start vertical construction on Clubhouse.

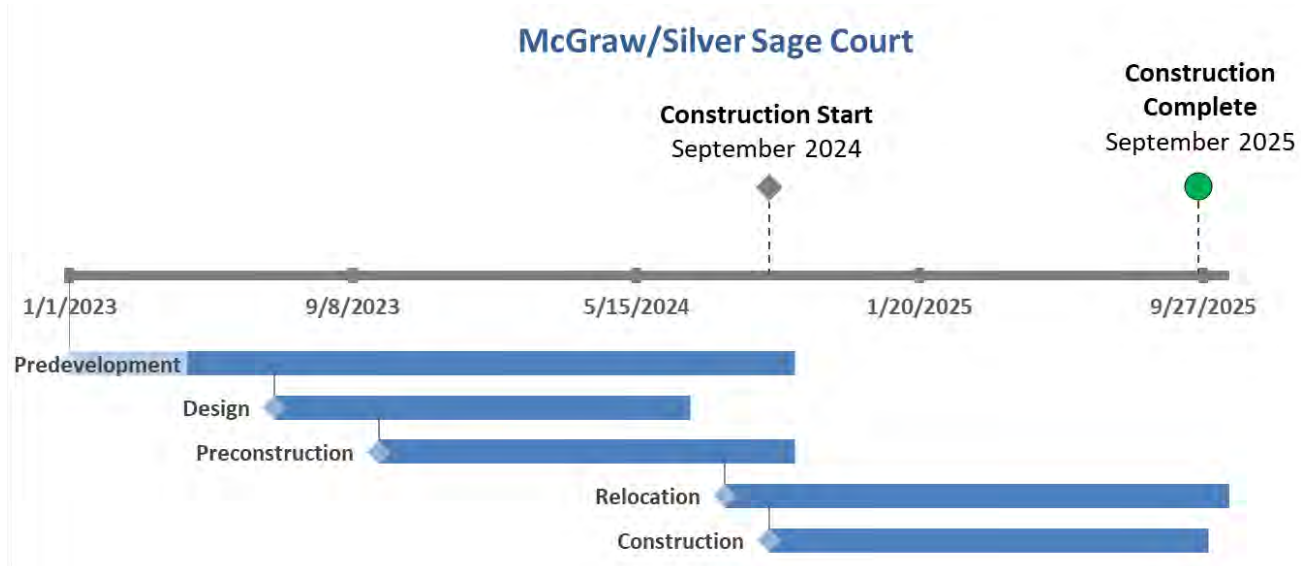
McGraw/Silver Sage Court

Q3 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

- John McGraw Court construction was completed in late September.
- Phase 3 residents moved back to permanent units in late September.

Upcoming Milestones

- Grand re-opening event will happen on Friday, October 3rd.

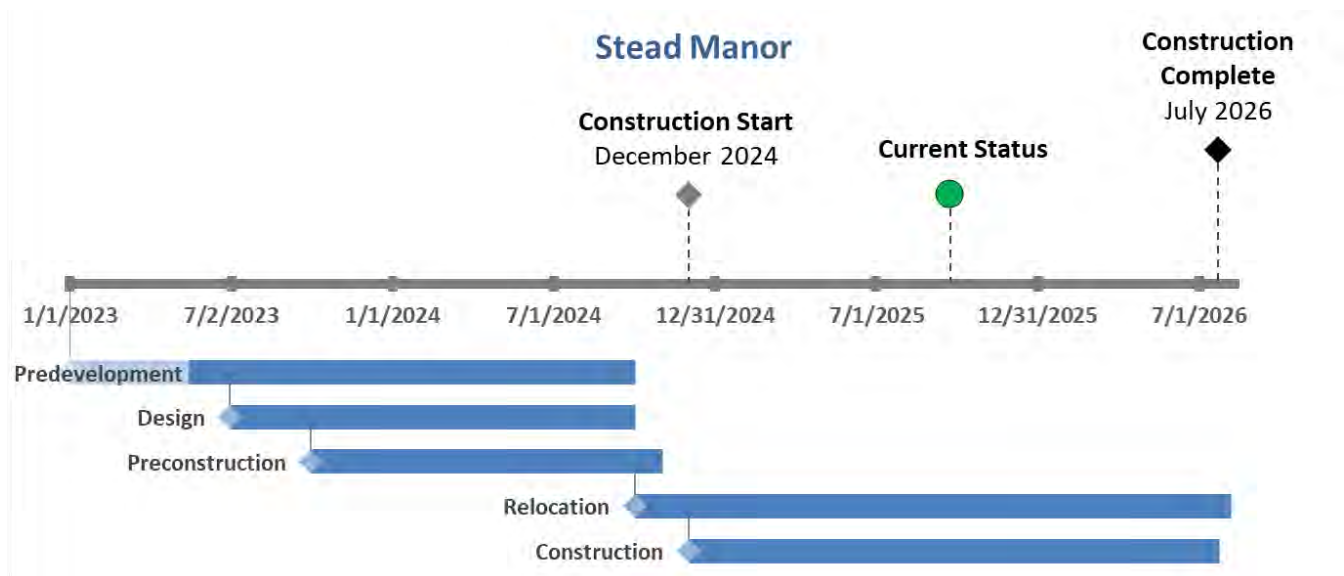
Stead Manor

Q3 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

- Phase 1 construction completed in July.
- Phase 1 residents moved back to permanent unit in July.
- Phase 2 construction began in early August and is expected to be completed in January 2026.
- Phase 2 residents were temporarily relocated at the end July.
- Project remains on track to be completed by July 2026.

Upcoming Milestones

- Demolition of playground equipment and common areas on site.
- Sitework sewer connections completed.

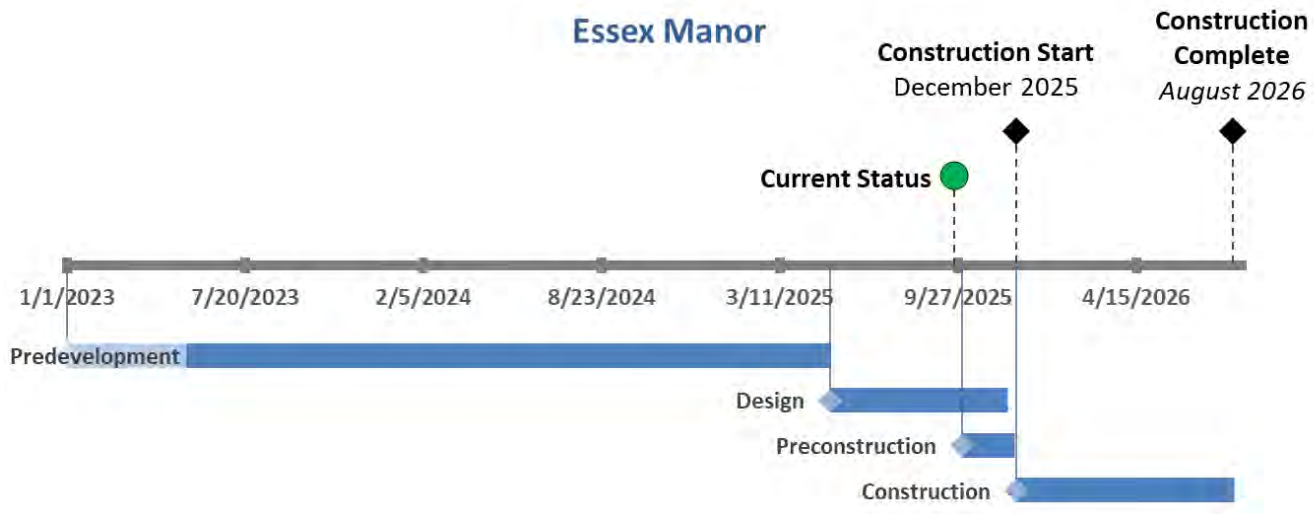
Essex Manor

Q3 2025 Update

Project Info

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

Project Status



Project Updates

- JKAE submitted construction documents to RHA in early September for agency review and approval.
- JKAE submitted for permit in mid-September.
- RHA advertised for project general contractor in mid-September. Bids will be submitted by late October.

Upcoming Milestones

- Development staff to present project to resident council in early October.
- General Contractor selection and contract approval by Board in November.
- Construction start December.
- Asset Management and Resident Services will temporarily relocate to vacant units on site.

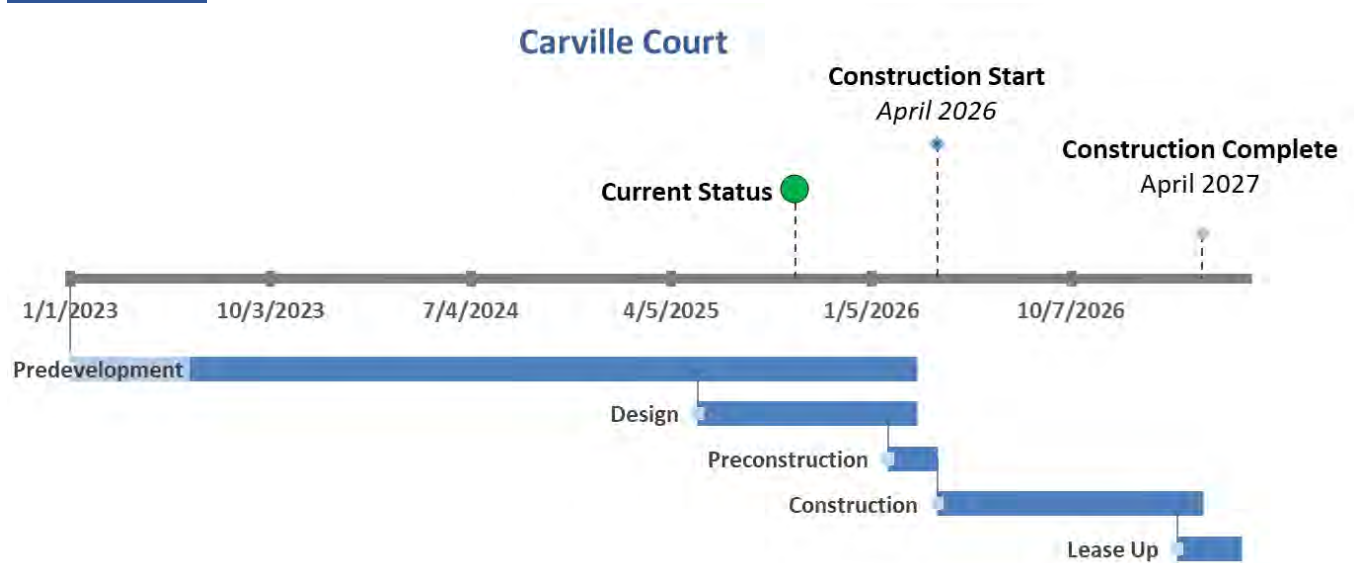
Carville Court

Q3 2025 Update

Project Info

- \$8.4M Budget
 - o Funding sources: State HOME-ARP, NHTF, RHA Funds, Deferred Fee
- 15 units
- Demolition and redevelopment; permanent supportive housing project

Project Status



Project Updates

- H+K Architects finalized conceptual design and submitted schematic design (SD) documents for 15-unit project in late August.
- CORE submitted SD budget estimates in early September. were selected as project architects and kicked off the design phase in early May.
- Development department has revised project budget based on SD budget estimate.
- RHA was awarded \$1.7M in National Housing Trust Funds from the Nevada Housing Division.
- HUD re-issued CoC BUILDS Notice of Funding Opportunity for the 3rd time in early September, with significant changes in requirements. These changes were not compatible with current plans design or services and would have required significant changes to project. After discussions with VOA and Washoe County staff, it was determined that it was not possible to meet the new requirements and RHA did not resubmit by the September 12 deadline.
- Permanent relocation of current residents was completed in September.

Upcoming Milestones

- Receive Design Development documents and budget estimate.
- Submit HUD Subsidy Layering Review to HUD Headquarters.

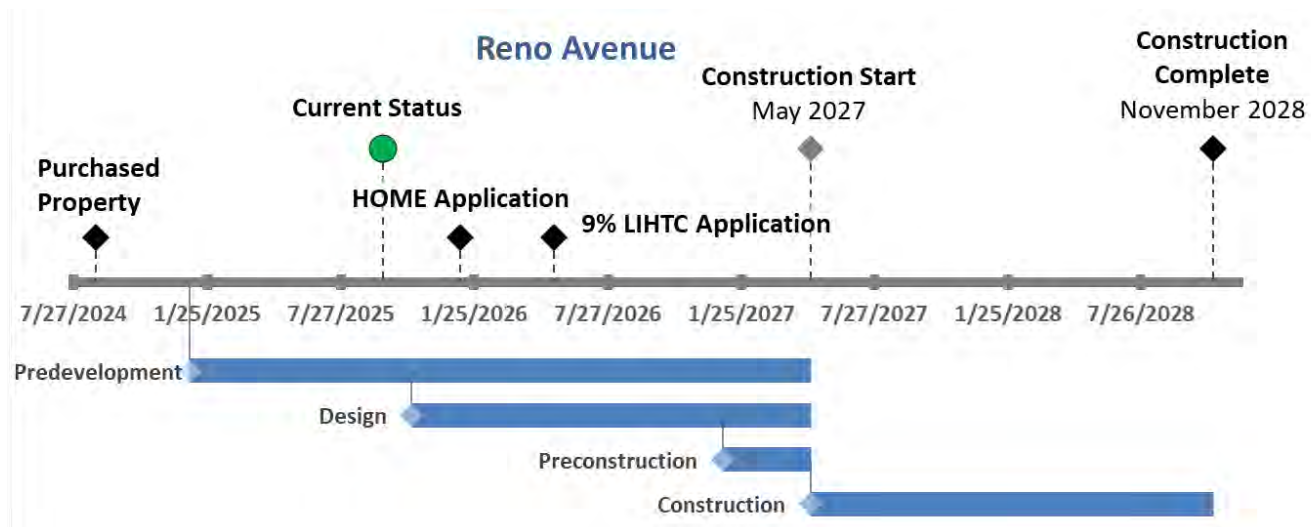
Reno Avenue

Q3 2025 Update

Project Info

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

Project Status



Project Updates

- Alley abandonment approved by Reno City Council on August 13th and recorded on September 10th.
- Held Neighborhood meetings on July 30th. Community members were able to ask questions and raise concerns. RHA committed to holding an additional meeting before end of 2025 to discuss conceptual design with community members prior to submitting funding applications.
- Posted RFP for Architectural Services on August 29th. RFP is available on RHA's procurement software platform, DemandStar, on August 29th. Proposals will be submitted by October 3rd.
- Published Reno Avenue Project webpage on website in late August.

Upcoming Milestones

- Architect selection by end of October.
- Conceptual site plans developed by end of November.
- Neighborhood meeting to be hosted in early December.

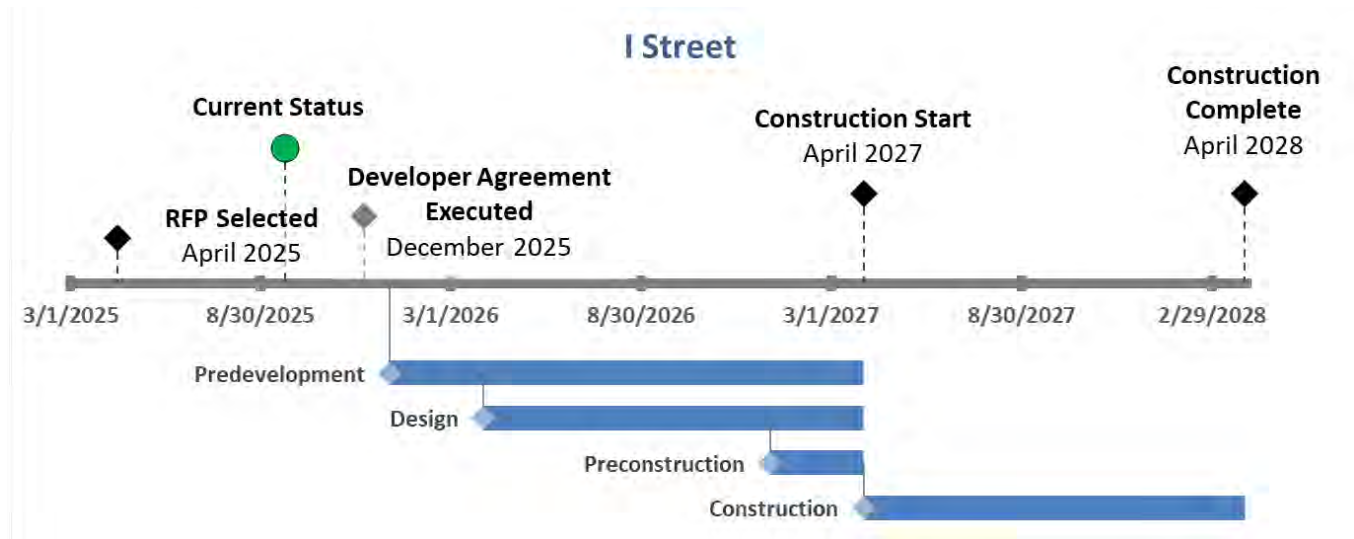
I Street

Q3 2025 Update

Project Info

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

Project Status



Project Updates

- RHA and City of Sparks finalized developer agreement and associated assignment and assumptions. Documents were approved by Board at August meeting.

Upcoming Milestones

- Developer agreement will go before Sparks Planning Commission on October 16.
- First reading of developer agreement at Sparks City Council will happen on November 24.
- Second reading and expected approval of developer agreement, assignment and assumptions agreements, and quitclaim deed at Sparks City Council will happen on December 8.

Project	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	Q1	Q2	Q3	Q4								
Dick Scott Manor					Predevelopment				Construction																																							
Railyard Flats					Predevelopment				Construction																																							
Silverada Manor									RAD/S18 Predevelopment				Construction																																			
Hawk View Apts									S18 Predevelopment				Construction																																			
McGraw Court									Predevelopment				Construction																																			
Silver Sage Court									Predevelopment				Construction																																			
2026 I Street																																																
Stead Manor									Predevelopment				Construction																																			
Essex Manor									Predevelopment (Clubhouse Rehab)																																							
Yorkshire Terrace																																																
Carville Court									Predevelopment																																							
Reno Avenue																																																
Myra Birch																																																
Tom Sawyer																																																
Mineral Manor																																																

