

**NOTICE OF REGULAR MEETING OF THE
HOUSING AUTHORITY OF THE CITY OF RENO
BOARD OF COMMISSIONERS**

The Housing Authority of the City of Reno (Agency) will conduct a public meeting:

MEETING DATE: Tuesday, October 28, 2025
TIME: 12:00 p.m. (Approximately)
PLACE: Reno Housing Authority Boardroom
1525 East Ninth Street, Reno, Nevada

Persons wishing to provide public comment may participate during the scheduled meeting by commenting in person during the course of the meeting, or address their comments, data, views, arguments in written form to Hilary Lopez, Ph.D., Executive Director, Housing Authority of the City of Reno, 1525 East 9th Street, Reno, NV 89512-3012, Fax: 775.786.1712; e-mail address: HLopez@renoha.org. Written submission should be received by the Board on or before, October 24, 2025, by 5:00 p.m., in order to make copies available to members of the Board and the public.

Below is an agenda of all items scheduled to be considered. At the discretion of the chairperson or the Board, items on the agenda may be taken out of order; the Board may combine two or more agenda items for consideration, and the Board may remove an item from the agenda or delay discussion relating to an item on the agenda at any time. The public is advised that one or more members of the Board may participate in the meeting via electronic means.

A G E N D A

- Call to order and roll call.
 - Introduction of guests.
 - First Period of Public Comment. The opportunity for public comment is reserved for any matter within the jurisdiction of the Board. No action on such an item may be taken by the Board unless and until the matter has been noticed as an action item. Comments from the public are limited to three minutes per person.
1. Approval of agenda. (For Possible Action)
 2. Approval of the minutes of the Special Board Meeting held on August 15, 2025, and the Regular and Closed Session Board Meetings held on September 23, 2025. (For Possible Action)
 3. Consent Agenda. (All consent items may be approved together with a single motion, be taken out of order, and/or be heard and discussed individually. Items will be removed and considered separately at the request of the public or Board member.)
 - A. Possible adoption of Resolution 25-10-01 RH approving the updated Utility Allowance schedules for the Public Housing, Housing Choice Voucher, and Project Based Voucher programs with an effective date of January 1, 2026. (For Possible Action)
 - B. Analysis of Exception Payment Standards and possible adoption of Resolution 24-10-02 RH approving the updated Basic and Exception Payment Standard schedules for the Housing Choice Voucher program with an effective date of January 1, 2026. (For Possible Action)

- C. Possible adoption of Resolution 25-10-03 RH approving revisions to the Administrative Plan for the Homeless Prevention Program to refine the assistance provided by RHA to eligible households. (For Possible Action)
- D. Possible adoption of Resolution 25-10-04 RH approving a revision to the Housing Authority of the City of Reno's Admissions and Continued Occupancy Policy (ACOP) to update policies as they relate to the annual required HUD update of flat rents, MTW Plan approved changes related to interim recertifications and medical deductions, updates related to the implementation of Housing Opportunities Through Modernization Act (HOTMA) regulations and general updates regarding changes in position titles. (For Possible Action)
- E. Possible adoption of Resolution 25-10-05 RH approving a revision to the Housing Authority of the City of Reno's Administrative (ADMIN) Plan for Section 8 Housing Choice Voucher and Project Based Voucher programs to update policies as they relate to HUD's annual update of Inflationary Adjustment Schedules, Payment Standards and Utility Allowances, further updates related to the implementation of Housing Opportunities Through Modernization Act (HOTMA) regulations, and general changes to provide clarification to policies already in place. (For Possible Action)
- ~~F. Discussion and possible approval of Resolution 25-10-06 RH authorizing the Executive Director, or her designee, to enter into an agreement with LeSar Support Services on behalf of Anthem Nevada Medicaid to engage RHA in administering a deposit assistance program to Anthem Nevada Medicaid clients for a term of no more than two years, in exchange for compensation to RHA of up to \$37,500.00 (25% of the overall assistance amount of \$150,000.00). (For Possible Action)- **WITHDRAWN**~~
- 4. Commissioner Reports. (Discussion)
- 5. Executive Director/Secretary's Report. (Discussion)
 - A. Update on Agency activities
 - B. Update on Rental Assistance Voucher Programs / Asset Management
 - C. Update on Workforce Development, Elderly Services, and Youth activities
 - D. Update on Government & Public Affairs activities
 - E. Update on Development activities
 - F. Update on Information Technology activities
 - G. Update on MTW activities
 - H. Update on Legal Inquiries
 - I. Financials
(Discussion)

Closed Session:

- 6. Legal advice/counsel to the Board regarding Assembly Bill 103 passed in the 83rd State Legislative Session and other possible or threatened litigation. No action will be taken in closed session. (Discussion Only)

Reconvene Open Session:

- 7. Discussion and possible action to provide direction to the Executive Director regarding a draft Joint Resolution regarding Assembly Bill 103 passed in the 83rd State Legislative Session, as well as possible direction to the Executive Director as

to possible consideration of AB 103 in a special session of the State Legislature.
(For Possible Action)

8. Discussion of potential Rental Assistance Demonstration (RAD) Conversion and partial Transfer of Assistance at Myra Birch Manor as part of the Reno Avenue development project. (Discussion)
9. Presentation and progress update on CY25 Board Goals relating to the Human Resources Department. (Discussion)
10. Presentation and progress update on CY25 Board Goals relating to the Information Technology Department. (Discussion)
11. Additional Items:
 - a) General matters of concern to Board Members regarding matters not appearing on the agenda. (Discussion)
 - b) Reports on conferences and training. (Discussion)
 - c) Old and New Business. (Discussion)
 - d) Request for Future Agenda Topics (Discussion)
 - e) Schedule of next meeting. The following dates have been scheduled in advance but are subject to change at any time: Tuesday, November 18, 2025, and December 16, 2025 (Annual and Regular Meetings) (For Possible Action)
12. Public Comment. The opportunity for public comment is reserved for any matter within the jurisdiction of the Board. No action on such an item may be taken by the Board unless and until the matter has been noticed as an action item. Comments from the public are limited to three minutes per person.
13. Adjournment.

This meeting is accessible to the hearing impaired through the RHA TTY/TDD/voice phone line (385) 770-7166. Anyone with a disability, as defined by the Americans with Disabilities Act, requiring special assistance to participate in the meeting, may contact the Board of Commissioners at the following address, at least five days in advance of the meeting in order to make arrangements, if possible, for reasonable accommodations that would enable participation in the meeting by contacting JD Klippenstein, or by calling (775) 329-3630.

This agenda has been posted at the Housing Authority of the City of Reno Administrative Office, 1525 East Ninth Street; and further in compliance with NRS 241.020, this agenda has been posted on the official website for the Housing Authority of the City of Reno www.renoha.org and the State of Nevada Public Notification website <http://notice.nv.gov/>.

According to the provisions of NRS 241.020(5), a copy of supporting (not privileged and confidential) material provided to Board members may be obtained upon request made to: Hilary Lopez, Ph.D., Executive Director, Housing Authority of the City of Reno, 1525 East Ninth Street, Reno, Nevada, 89512, or by calling (775) 329-3630. Copies of supporting (not privileged and confidential) material provided to Board members by staff may be obtained at the aforementioned address.

Dated October 23, 2025

Colleen Montgomery-Beltran

By: Colleen Montgomery-Beltran
Executive Administrative Assistant