

**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, December 16, 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](mailto:HLopez@renoha.org). Written submission should be received by the Board on or before, December 12, 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.*

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**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 Regular Board Meeting held on November 18, 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. Discussion and possible adoption of Resolution 25-12-01 RH approving the commitment of up to approximately \$1,460,000.00 in RHA HUD held reserve funds for the existing HUD and board approved MTW activity no. 2021-03 which provides shallow subsidy to Eddy House to provide transitional and emergency beds to homeless youth from December 2025 through December 2030. (For Possible Action)

- B. Discussion and possible approval of the below listed donations from Board of Commissioner contingency funds.
- Commissioner Taylor:
    - \$5,000 to RHA's Department of Resident Services to create a food program in partnership with Great Basin Food Cooperative to provide additional food resources to RHA clients and the community.  
(For Possible Action)
4. Commissioner Reports. (Discussion)
5. Executive Director/Secretary's Report.
- 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)
6. Discussion and possible adoption of Resolution 25-12-02 RH approving up to \$312,000.00 in RHA unrestricted business activity funds to support construction improvements and related soft costs, totaling \$1,812,000.00, in connection with the clubhouse renovation and accessibility improvements at Essex Manor public housing in Reno. (For Possible Action)
7. Discussion and possible approval of a construction contract with Reyman Brothers Construction in the amount of \$1,365,525.00 for the renovation of the clubhouse at Essex Manor public housing in Reno. (For Possible Action)
8. Discussion and possible authorization of an Allocation of Services Agreement between RHA and Pathways to Prosperity, RHA's nonprofit instrumentality. There is no fiscal impact associated with this item. (For Possible Action)
9. Discussion and possible authorization of an Allocation of Services Agreement between RHA and Truckee Meadows Affordable Housing, RHA's nonprofit instrumentality. There is no fiscal impact associated with this item. (For Possible Action)
10. Discussion and possible approval to dissolve Transitional Housing Corporation and Washoe Housing Finance Corporation, two RHA instrumentalities, due to continued nonuse of the entities and creation of new instrumentalities. (For Possible Action)
11. Discussion and possible approval of Task Order #1 with Praxis Consulting Group, LLC, in an amount up to \$105,000.00 in unrestricted business activity funds for development finance services in conjunction with the Reno Avenue development. (For Possible Action)

12. Discussion and possible adoption of Resolution 25-12-03 RH authorizing the submission of applications for funding for the Reno Avenue Development and authorizing the Executive Director to execute any and all documents necessary for the financing of the development. (For Possible Action)

**Closed Session:**

13. The Board may give direction to staff in closed session regarding the position or positions to be taken or the strategy to be employed, and staff may provide the Board with an update, regarding:
  - Per NRS 288.220(4), to discuss labor relations with RHA's management representatives, including without limitation, the position or positions to be taken or the strategy to be employed leading to the execution of a new Collective Bargaining Agreement (CBA), the upcoming expiration of the current CBA expiring June 30, 2026, potential items for negotiation in a new CBA and associated fiscal impacts. There will be no approval of the collective bargaining agreement during the course of the closed session. (Discussion Only)

**Reconvene Open Session:**

14. Presentation and design/development update by Brinshore Development, LLC, Reno Housing Authority's Master Developer, for The Village at Hawk View. (Discussion)
15. Presentation and design/development update by Brinshore Development, LLC, Reno Housing Authority's Master Developer, for Silverada Manor Apartments. (Discussion)
16. Discussion and quarterly update on the RHA development projects including, but not limited to:
  1. Silverada Manor
  2. The Village at Hawk View
  3. John McGraw & Silver Sage Apartments
  4. Stead Manor
  5. Essex Manor
  6. Carville Court
  7. Reno Avenue
  8. I Street(Discussion)
17. Discussion and possible direction to staff on proposed new MTW FY2027 activities. (Discussion)
18. 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, January 27, 2026, and Tuesday, February 24, 2026. (For Possible Action)

19. 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.
  20. Adjournment.
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*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](http://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 December 11, 2025

*Colleen Montgomery-Beltran*

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By: Colleen Montgomery-Beltran  
Executive Administrative Assistant