

## RENO HOUSING AUTHORITY

**AGENDA ITEM NUMBER: 12**

**December 16, 2025**

**SUBJECT:** 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.

**FROM:** Executive Director

**RECOMMENDATION:** For Possible Action

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### **Background:**

The Authority has diligently pursued the development of affordable housing at Reno Avenue since the fall of 2023. The predevelopment activities have included the acquisition of the site, a successful application for alley abandonment, and the selection of JKAE to serve as the project architect. The Authority has also led meaningful community engagement with the neighborhood surrounding the development. This has included two (2) community meetings as well as a dedicated page on the Authority's website to provide project updates.

The next step in the development process is to secure financing. This includes submitting various upcoming applications for competitive funding including, but not limited to, the Washoe County HOME Consortium's Affordable Housing Municipal Loan Program in January 2026 and the Nevada Housing Division's 9% Low Income Housing Tax Credit (LIHTC) in May 2026. Staff is also evaluating potential submission to the Federal Home Loan Bank of San Francisco's Affordable Housing Program and other gap financing sources. The goal is to maximize and leverage funding sources to fill the financing needs of the project.

Additionally, upon successful award of LIHTC, staff will solicit and procure, either through RHA directly or its new instrumentality, Truckee Meadows Affordable Housing, a LIHTC equity investor and construction/permanent debt provider. Non-binding letters of interest will be provided for the tax credit application.

Resolution 25-12-03 RH authorizes the submission of applications for any and all financing required for the Reno Avenue Development. It also authorizes the Executive Director, or her designee, to execute the applications and take required actions such as procuring needed third-party studies and drawings related to the submission of complete applications for funding.

### **Staff Recommendation and Motion:**

Staff recommends that the Board of Commissioners adopt 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 submission of each application.

HOUSING AUTHORITY OF THE CITY OF RENO  
**RESOLUTION 25-12-03 RH**

A RESOLUTION AUTHORIZING THE HOUSING AUTHORITY OF THE CITY OF RENO ('THE AUTHORITY') TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY FOR THE FINANCING OF THE CONSTRUCTION OF THE RENO AVENUE DEVELOPMENT AND AUTHORIZING THE AUTHORITY'S EXECUTIVE DIRECTOR TO EXECUTE ALL DOCUMENTS RELATED TO THE SUBMISSIONS

**WHEREAS**, the Authority was organized for the purpose, among others, of developing and operating low-income housing; and

**WHEREAS**, the Authority is authorized to prepare, carry out, and operate projects, and provide for the acquisition, construction, reconstruction, rehabilitation, improvement, extension, alteration or repair of any project within its area of operation; and

**WHEREAS**, the Authority currently owns five (5) parcels located east of Arlington Avenue, between Reno Avenue and Taylor Street (APNs: 011-262-02, 011-262-03, 011-262-04, 011-262-14, 011-262-15) ("Reno Avenue"); and

**WHEREAS**, the Authority wishes to construct up to 42 apartments to provide housing affordable to low-income households at Reno Avenue (the "Development"); and

**WHEREAS**, as a critical element of financing the Development, the Authority wishes to apply to the Nevada Housing Division ("NHD") for competitive 9% Low-Income Housing Tax Credits ("LIHTCs"); and

**WHEREAS**, as a critical element of financing for the Development, the Authority wishes to apply to the Washoe County HOME Consortium's Affordable Housing Municipal Loan Program for HOME Investment Partnership Program (HOME) funds; and

**WHEREAS**, the Board of Commissioners of the Authority deems it to be in the best interests of the Authority to take all actions to facilitate the application to the NHD for LIHTCs; the application to the Washoe County HOME Consortium's Affordable Housing Municipal Loan Program for HOME funds; and to apply for any other financing, including, but not limited to, Federal Home Loan Bank Affordable Housing Program ("AHP") Funds, NHD National Housing Trust Funds ("NHTF"), and NHD Nevada Attainable Housing Account ("NAHA") funds, related to the Development;

**NOW, THEREFORE, BE IT HEREBY RESOLVED** by the Board of Commissioners of the Housing Authority of the City of Reno that the Executive Director, or her designee, is hereby authorized to execute and deliver the following documents;

1. Nevada Housing Division 9% Low Income Housing Tax Credit Application;  
and
2. Washoe County HOME Consortium's Affordable Housing Municipal Loan  
Program Application; and
3. Applications for any other financing, including, but not limited to, the Federal  
Home Loan Bank AHP funds, Nevada Housing Division NHTF, and Nevada  
Housing Division NAHA funds.

**BE IT FURTHER RESOLVED**, that Dr. Hilary Lopez, the Executive Director of Authority, or her designee, are hereby authorized, empowered and directed, on behalf of the Authority for its own account, to take such actions set forth and take such further actions, and to execute such additional documents or instruments, as the persons taking such actions, or executing such documents or instruments, may deem necessary or appropriate in connection with matters authorized in the foregoing resolutions, and the signature of such Executive Director, or her designee, or any documents of instrument or the performance of any such actions shall be conclusive evidence of such Executive's authority to take such actions or execute such documents or instrument on behalf of the Authority for its own account; and

**RESOLVED FURTHER**, that any and all acts heretofore taken by such Executive Director of the Authority, or her designee, in connection with the matters authorized by the foregoing resolutions are hereby ratified, confirmed, adopted and approved by the Board of Commissioners of the Authority.

ADOPTED THIS 16th DAY OF December, 2025.

ATTEST:

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CHAIRPERSON

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SECRETARY