

RENO HOUSING AUTHORITY

AGENDA ITEM NUMBER: 16

December 16, 2025

SUBJECT: 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

FROM: Executive Director

RECOMMENDATION: Discussion

Background:

Please see 2025 Quarter 4 updates for all active Development Department projects on the following pages.

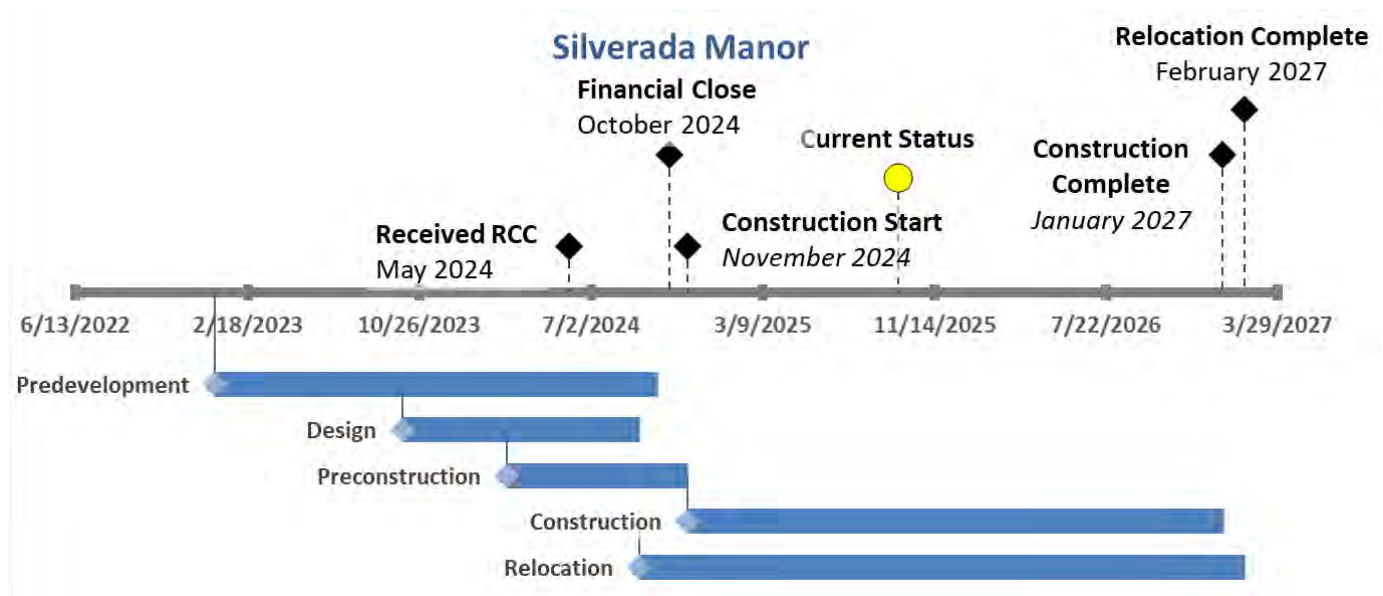
Silverada Manor

Q4 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

- Updates provided by Brinshore Development.

Upcoming Milestones

- Updates provided by Brinshore Development.

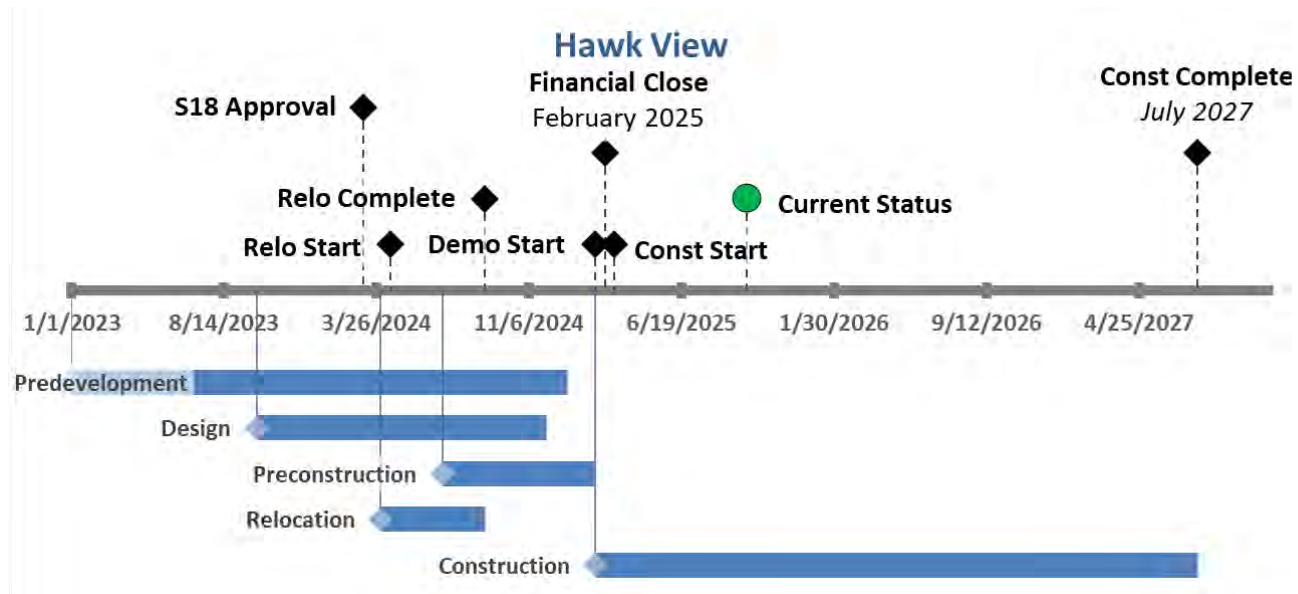
Hawk View Apartments

Q4 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

- Updates provided by Brinshore Development.

Upcoming Milestones

- Updates provided by Brinshore Development.

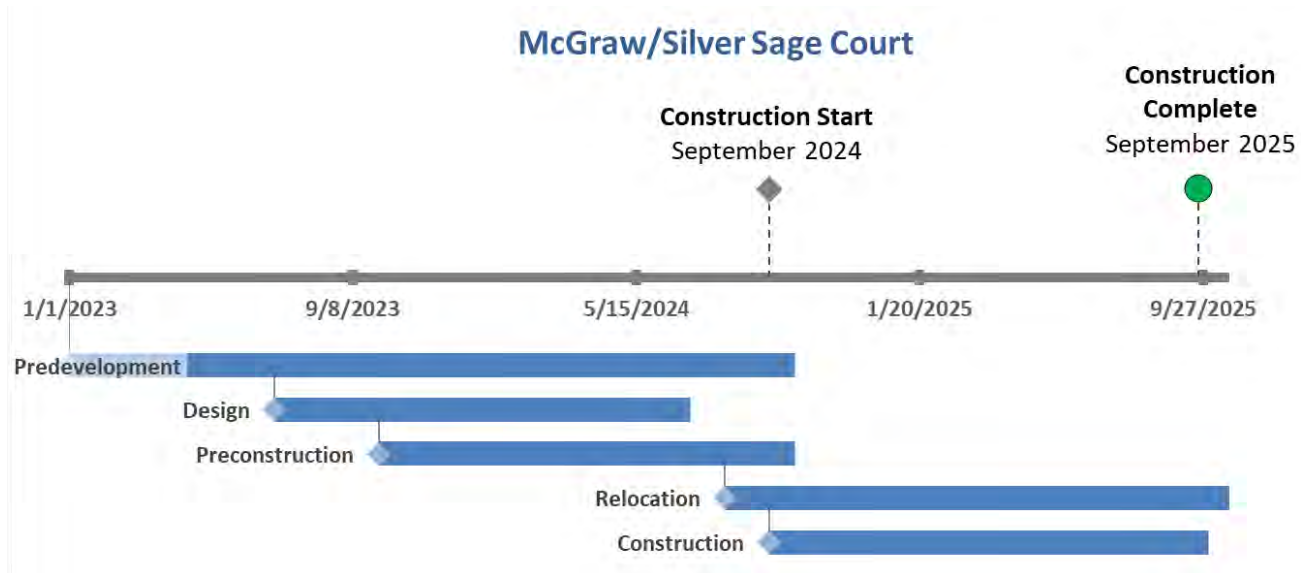
McGraw/Silver Sage Court

Q4 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.
- Grand re-opening was held October 3rd.

Upcoming Milestones

- Project closeout process completion expected late December.

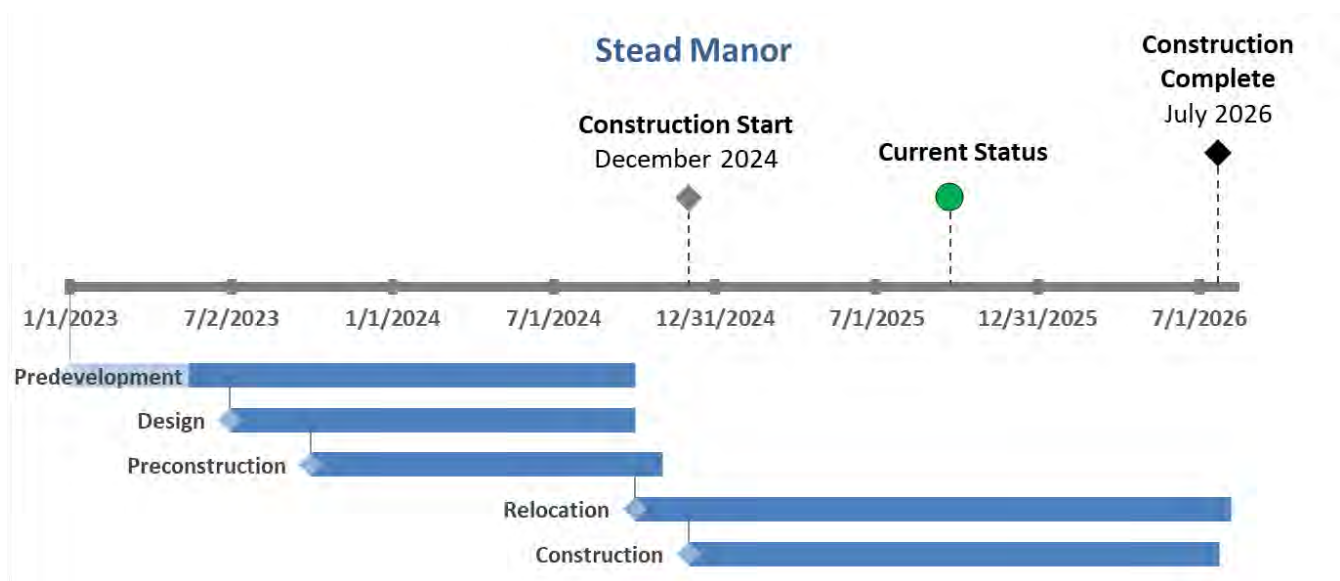
Stead Manor

Q4 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

- Exterior paint phase 2 buildings.
- Relocation of existing mailboxes.
- Completion of sitework for phase 2.

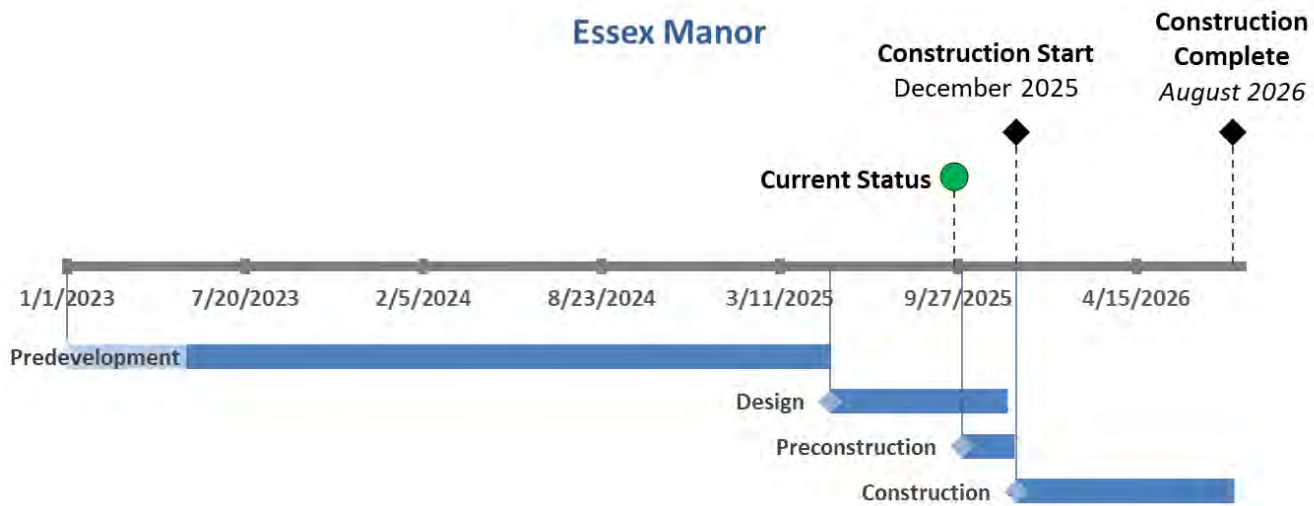
Essex Manor

Q4 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 and RHA received permit approval early October.
- RHA advertised for project general contractor in mid-September. Seven bids were submitted with Reyman Brothers Construction being the lowest responsive bidder.

Upcoming Milestones

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

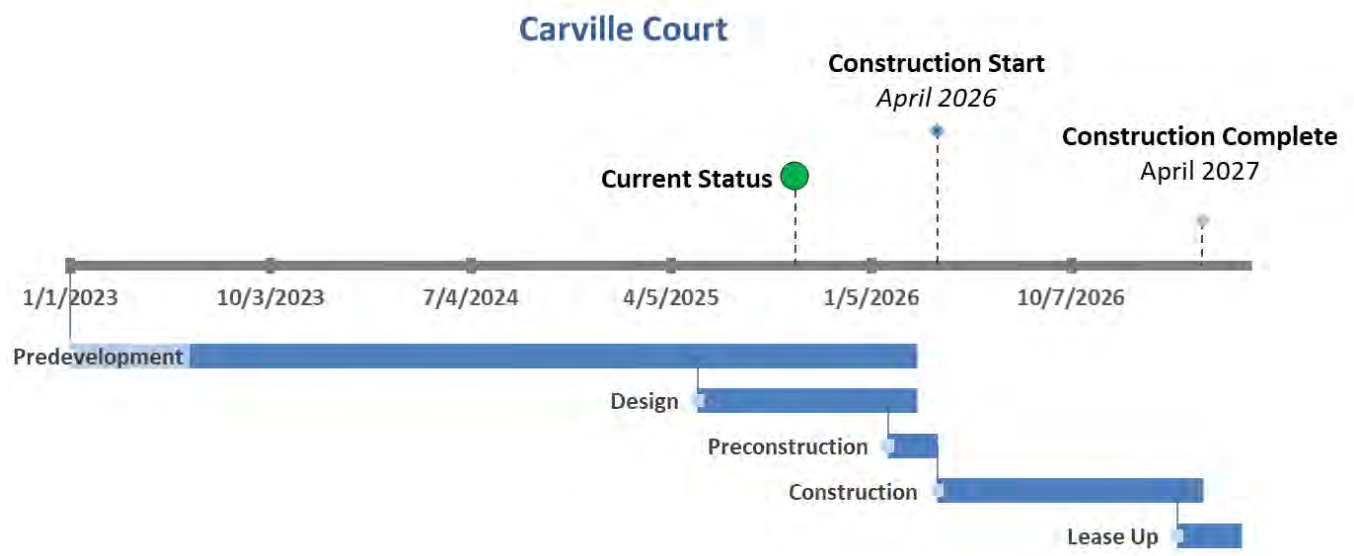
Carville Court

Q4 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 Design Development (DDs) documents for the project in late August.
- CORE submitted DD budget estimates in late October.
- Development department has revised project budget based on DD budget estimate.
- RHA was awarded \$1.7M in National Housing Trust Funds from the Nevada Housing Division.
- Permanent relocation of current residents was completed in September.

Upcoming Milestones

- Receive Construction Documents and budget estimate.
- Submit HUD Subsidy Layering Review to HUD Headquarters.
- Submit Utility applications.

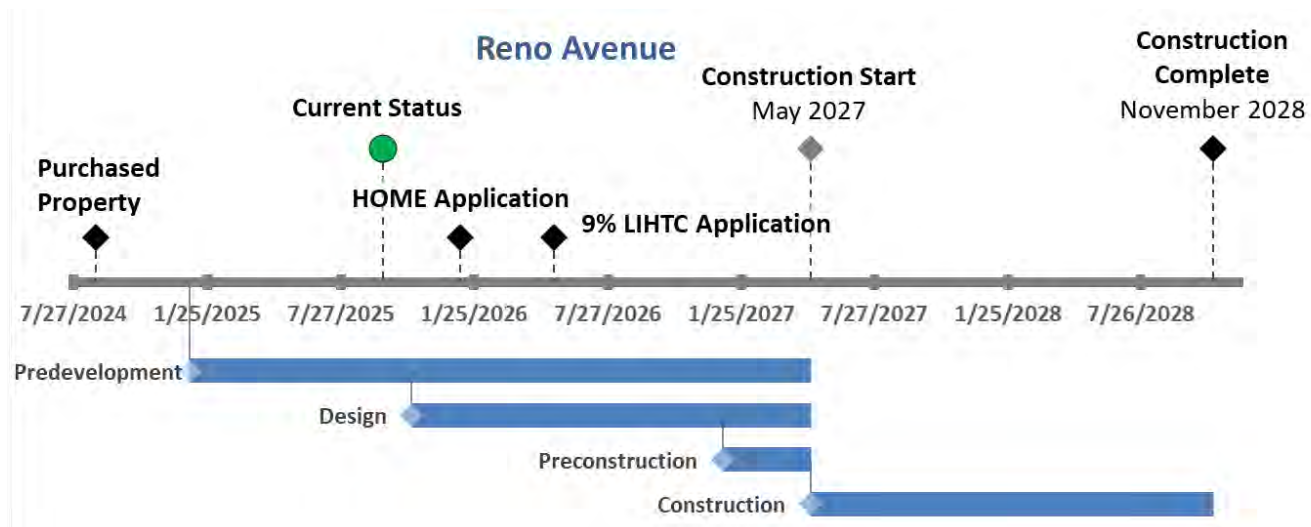
Reno Avenue

Q4 2025 Update

Project Info

- Budget: TBD
 - o Funding sources: TBD
- 42 Affordable Housing project

Project Status



Project Updates

- JK Architectural & Engineering firm selected for the project late October.
- Alley abandonment approved by Reno City Council on August 13th and recorded on September 10th.
- Held Neighborhood meeting on November 20th. Community members were able to ask questions and provide feedback on conceptual options for the site. RHA committed to holding an additional meeting late spring of 2026 to discuss design and project progress with community members.

Upcoming Milestones

- Conceptual site plans developed by end of December.
- Submit HOME application on January 2nd.
- Submit reversion to acreage early January.

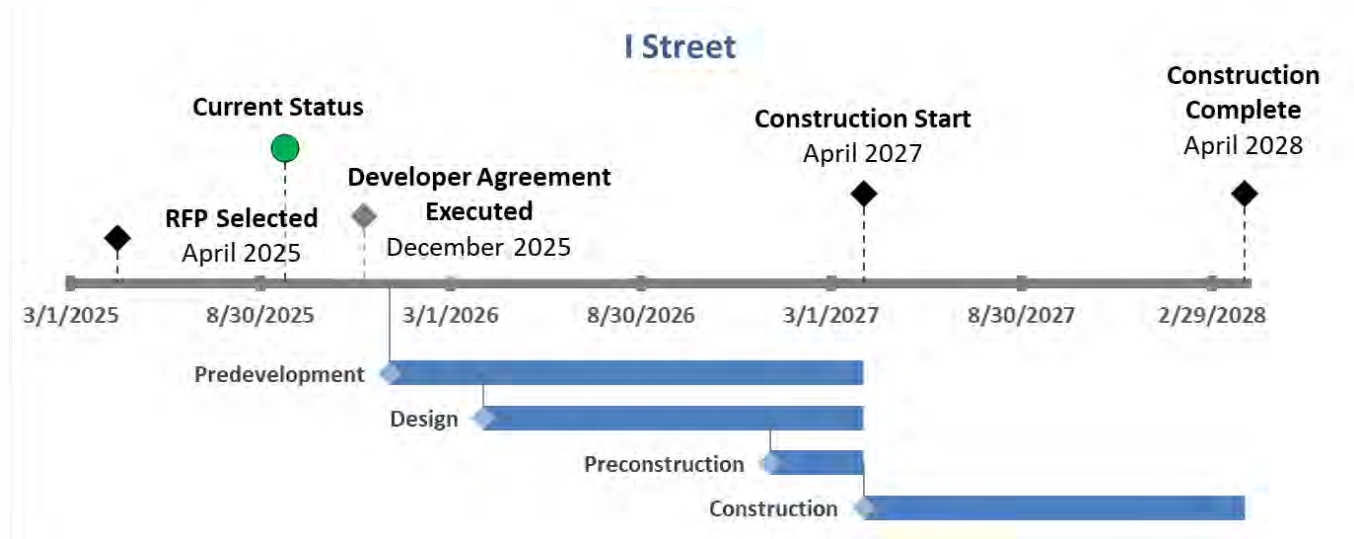
I Street

Q3 2025 Update

Project Info

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

Project Status



Project Updates

- The Developer Agreement was presented to the City of Sparks Planning Commission on October 16.
- The First reading of Developer Agreement took place on November 24.
- On December 8, the City of Sparks Council approved the Developer Agreement including the transfer of the property via Quitclaim Deed, and the related Assignment and Assumption Agreements.
- Development Department completed a detailed per-unit breakdown for comparable projects.

Upcoming Milestones

- Submit full application for NAHA funds on December 10th.
- Execution of all approved document by the City of Sparks council on December 8th.

Project Development Analysis

PROJECT	DICK SCOTT MANOR	RAILYARD FLATS	I STREET
DATE	9/10/2024	03/07/2025	12/01/2025
COST OF THE WORK	\$4,182,427	\$5,142,293	\$5,074,234
LAND	\$-----	\$775,000	\$-----
SOFT COST	\$482,092	\$309,930	\$591,524
DEVELOPER FEE	\$198,811	\$503,158	\$564,242
TOTAL	\$4,863,330	\$6,730,381	\$6,230,000
PRICE PER UNIT	\$405,277.50	\$448,692.07	\$519,166.67

Paradise Plaza Building

- Bio-cleaning was completed in early August.
- The general contractor submitted Construction Documents for required post-closing work on August 27, 2025.
- RHA received CIRE Equity approval on September 18, 2025.
- Plans were submitted for City of Sparks plan review in late September.
- The permit was approved on October 16, 2025.
- Post closing agreement construction completed on November 26.

GEN-DEN Housing Project (NYEP Development/RHA is primary funder)

- RHA revised documents were executed, and the Memo of Ground Lease was recorded.
- The initial kick-off meeting was held on October 1.
- Monthly draw requests are expected not later than the 15th of each month.
- The first draw request is expected in January.
- NYEP began construction November 10.
- The project is expected to be completed in October 2026.