

**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, February 24, 2026

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@renoaha.org. Written submission should be received by the Board on or before, February 19, 2026, 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

1. Introductory Items
 - A. Call to order
 - B. Roll Call
 - C. First Period of Public Comment.
 - D. Approval of agenda. (For Possible Action)
 - E. Approval of the minutes of the Regular Board Meeting held on January 27, 2026. (For Possible Action)
 - F. Presentation of FY 25 financial audit from Justin Measley, Certified Public Accountant with CliftonLarsonAllen LLP. (Discussion)
2. 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 approval to accept CY25 Family Self-Sufficiency (FSS) Program grant funds provided by the U.S. Department of Housing and Urban Development (HUD) in the amount of \$166,388 to support up to two (2) Family Self Sufficiency Coordinator positions. (For Possible Action)
3. Commissioner Reports. (Discussion)
4. Executive Director/Secretary's Report. (Discussion)
 - A. Update on Agency Activities

- B. Update on Rental Assistance
- C. Update on Asset Management
- D. Update on Resident Services
- E. Update on Government & Public Affairs
- F. Update on Development
- G. Update on Information Technology
- H. Update on MTW
- I. Update on Financials

5. Discussion and Possible Action

- A. Discussion and possible approval of a naming convention for Reno Housing Authority's new permanent supportive housing (PSH) developments. (For Possible Action)
- B. Discussion and possible adoption of Resolution 26-02-01 RH to approve the submission of a Rental Assistance Demonstration (RAD) application to the U.S. Department of Housing and Urban Development (HUD) entailing a partial Transfer of Assistance from Myra Birch Manor to the Reno Avenue Development.

Closed Session:

6. The Board meet in closed session to receive legal advice from counsel on matters within the jurisdiction or control of RHA and may give direction to staff regarding the position or positions to be taken or the strategy to be employed, and staff may provide the Board with an update, regarding RHA's legal position(s), obligations, and options in relation to the following items. No action will be taken in closed session.

- A. 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)
- B. Consideration of RHA's position and strategy in relation to the disposition or acquisition of real property.

Reconvene Open Session:

7. Discussion Only

- A. Executive Director Performance Evaluation Process. (Discussion)

8. 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, March 24, 2026, and Tuesday, April 28, 2026. (For Possible Action)

9. 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.

10. 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 February 19, 2026

Colleen Montgomery-Beltran

*By: Colleen Montgomery-Beltran
Executive Administrative Assistant*

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