

Staff Report

Date: June 16, 2026

Agenda Item: 7.A.

Subject: Discussion and quarterly update on the RHA development projects.

From: Executive Director

Recommendation: Discussion

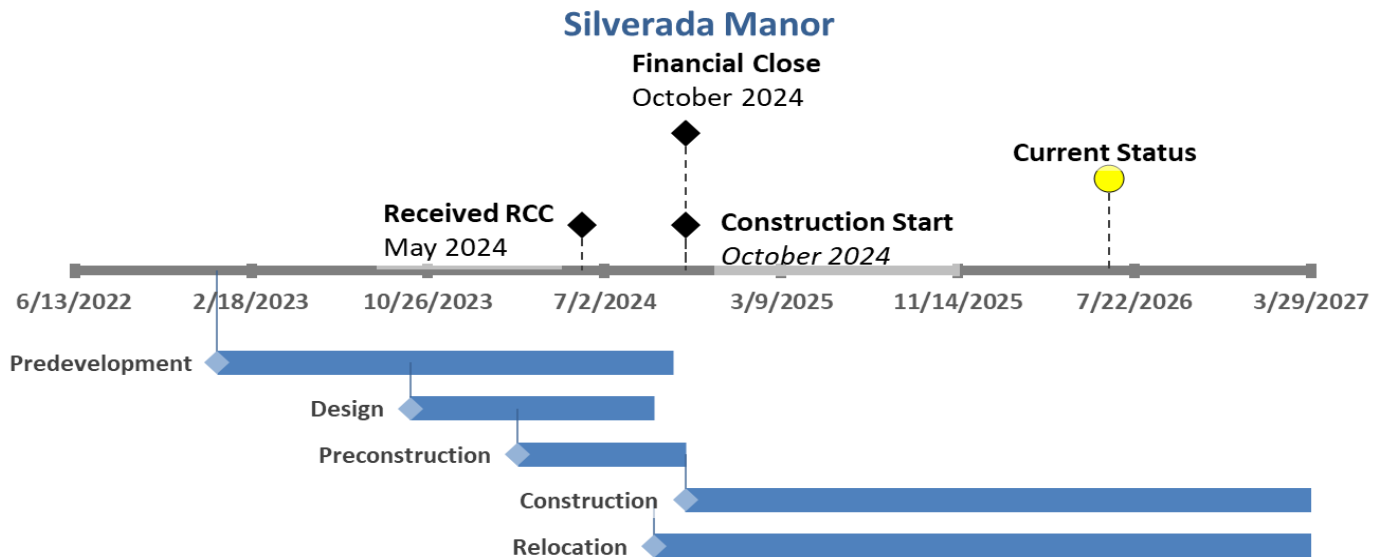
Silverada Manor

Q2 2026 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

- Interior framing for phase 2 buildings is at 80% completion.
- New gas lines for Clubhouse and new laundry facility were installed early June.
- Repair for building 10 foundation was completed early May.
- All underground utility work for phase 2 buildings was completed late May.
- Roof for buildings 6 and 7 was completed late May.

Upcoming Milestones

- Clubhouse is expected to be completed late summer.
- New Laundry Center is expected to be completed prior starting phase 3 buildings.
- Roof for all phase 2 buildings is expected to be completed late summer.

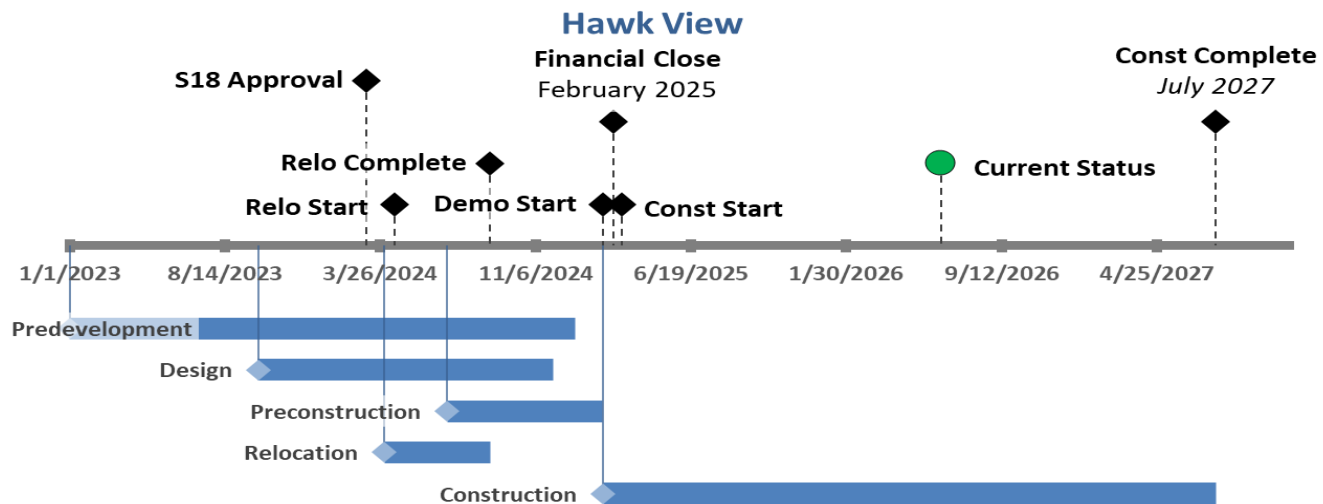
Hawk View Apartments

Q2 2026 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

- Building 1 structure was completed early May.
- Building 2 structure, roofing, exterior water proofing, and windows were completed early May.
- Clubhouse building structure and interior framing was completed early May.
- Rough grading for the site is at 85% completion.

Upcoming Milestones

- Phase 1 of the project is expected to be completed late November due to additional testing required for the units.
- Utility work is expected to be completed in Q3 2026.
- Drywall installation for building 1 and 2 is expected to be completed late summer.
- Phase 2 buildings structures and foundation will be completed in Q3 2026.

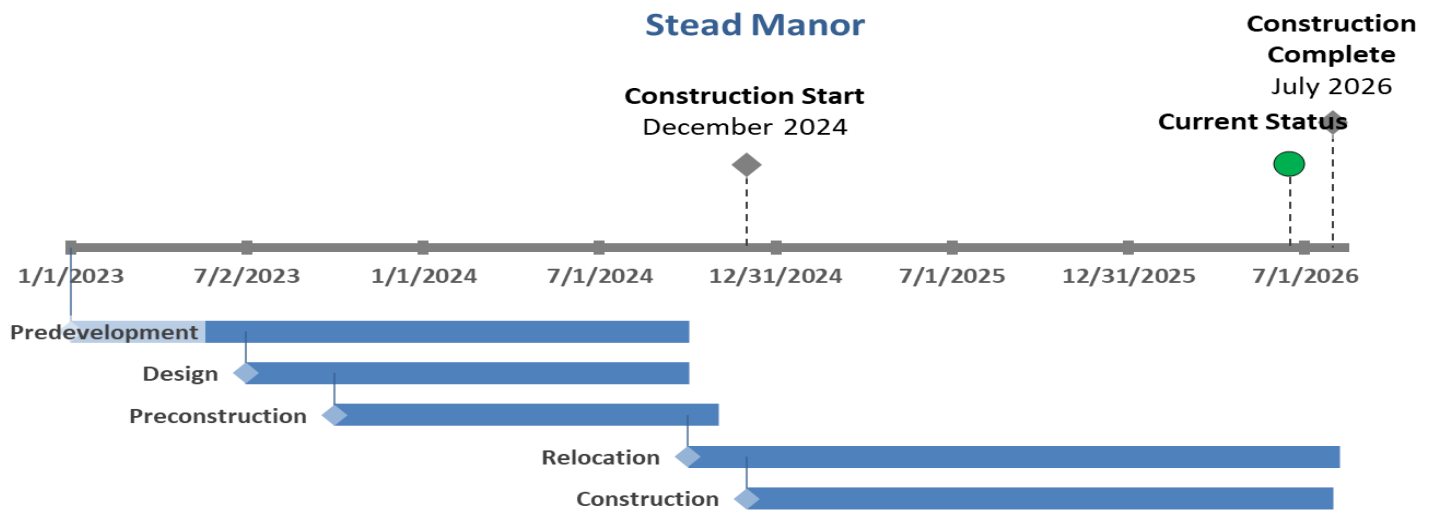
Stead Manor

Q2 2026 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

- Project remains on track to be completed by late July 2026.
- Roofing for phase 3 buildings was completed late May.
- Drywall installation completed late May.
- Sewer replacement was completed early May.

Upcoming Milestones

- Exterior paint phase 3 buildings.
- Relocation of existing mailboxes.
- Completion of sitework for phase 3.

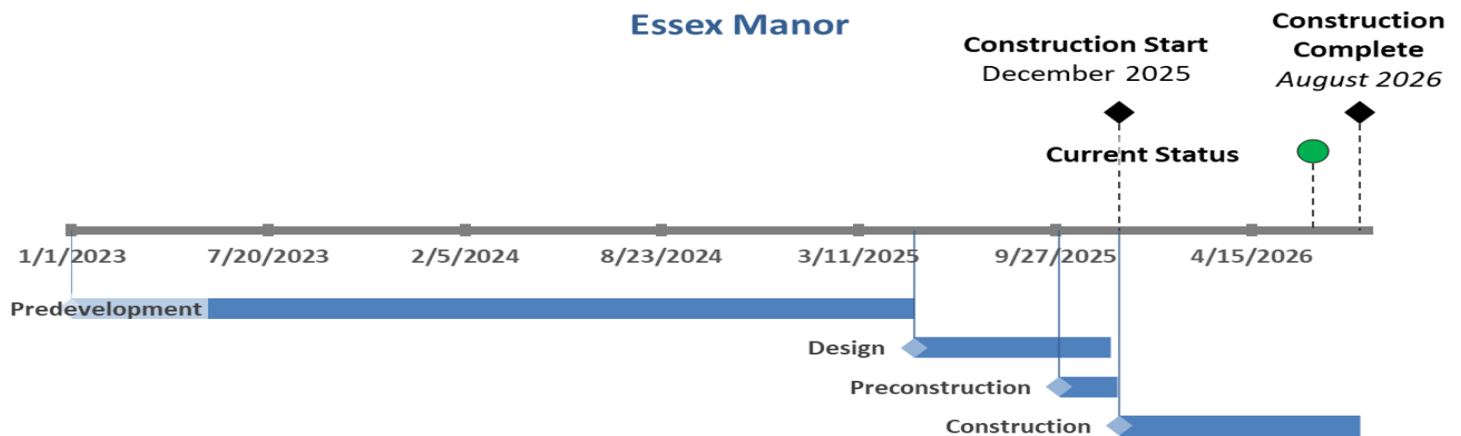
Essex Manor

Q2 2026 Update

Project Info

- Current: \$1.5M Budget
 - o Funding source: HMNI
- 106 units
- Gut rehab of community building

Project Status



Project Updates

- Interior demolition was completed early April.
- Rough MEP was completed late May.
- Sitework is at 80% completion.
- Windows were installed early May.
- Project is on track to be completed late summer.

Upcoming Milestones

- Sitework is expected to be completed early July.
- Drywall and insulation installation is expected to be completed late June.
- Interior finishes will be completed late July.
- Roof replacement is expected to be completed late June.

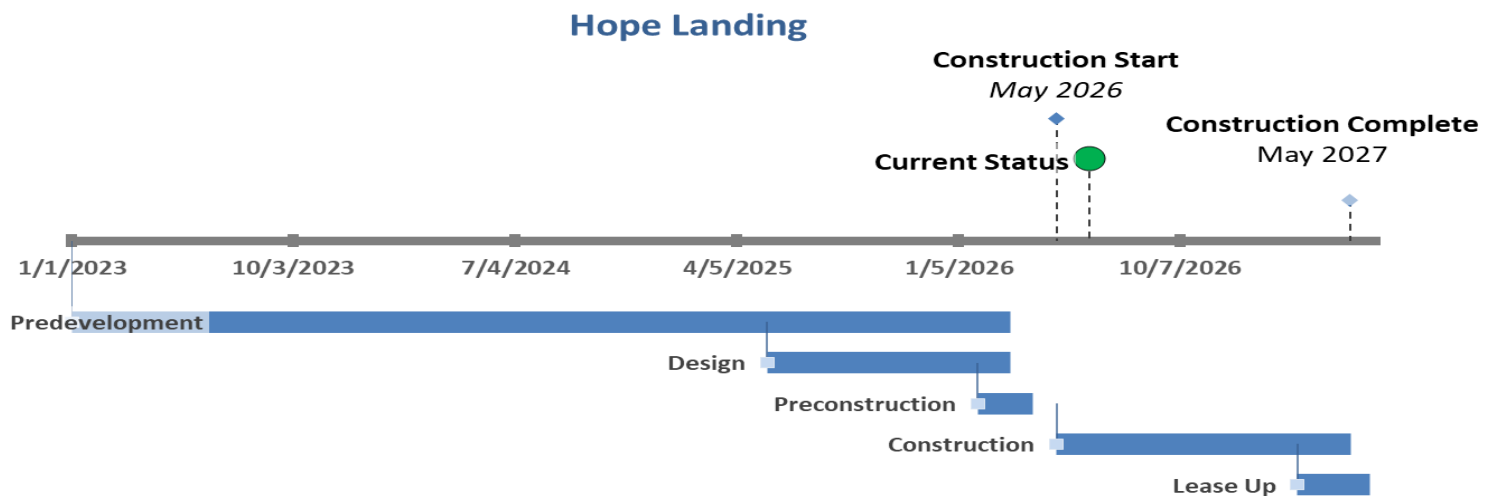
Hope Landing

Q2 2026 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

- City of Reno plan approval was received early April.
- CORE construction contract was executed Early May.
- Groundbreaking event was held on May 29.
- Project is on track to be completed May 2027.

Upcoming Milestones

- Still waiting for update on status of AHP application from the Federal Home Loan Bank of San Francisco.
- Demolition of existing structures expected to be completed late June.
- Preconstruction meetings with utility providers and the city of Reno expected late June.

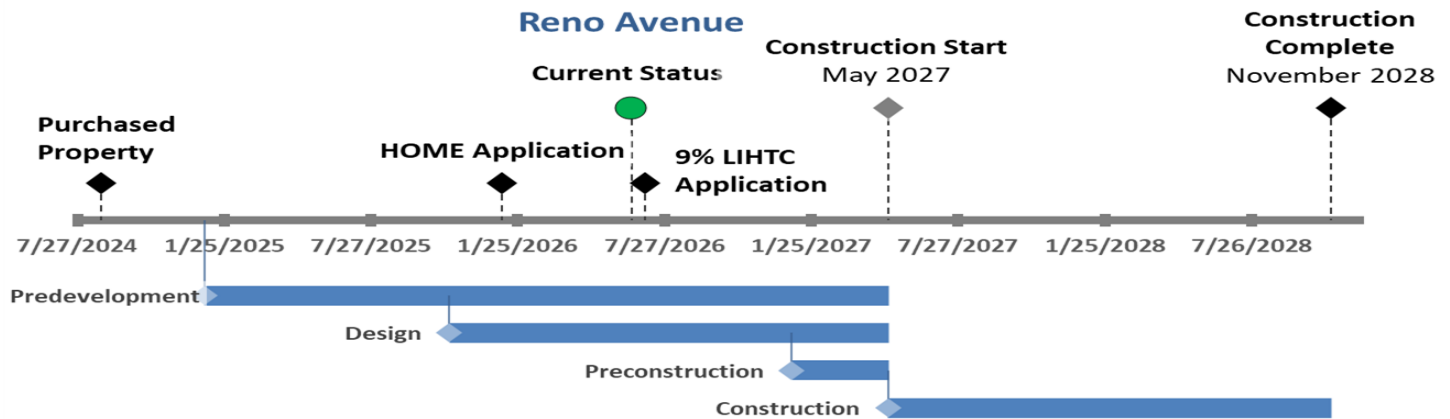
Reno Avenue

Q2 2026 Update

Project Info

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

Project Status



Project Updates

- Reversion to acreage map was recorded late March.
- Environmental review and section 106 process is in process.
- Washoe County Home Consortium third and final hearing was held on April 14. The Technical Review Committee recommended an award of \$1.2M for the project.
- Held Neighborhood meeting on June 2nd. Community members were able to ask questions and review the completed concept.
- Still waiting for update on status of AHP application from the federal Home Loan Bank of San Francisco.

Upcoming Milestones

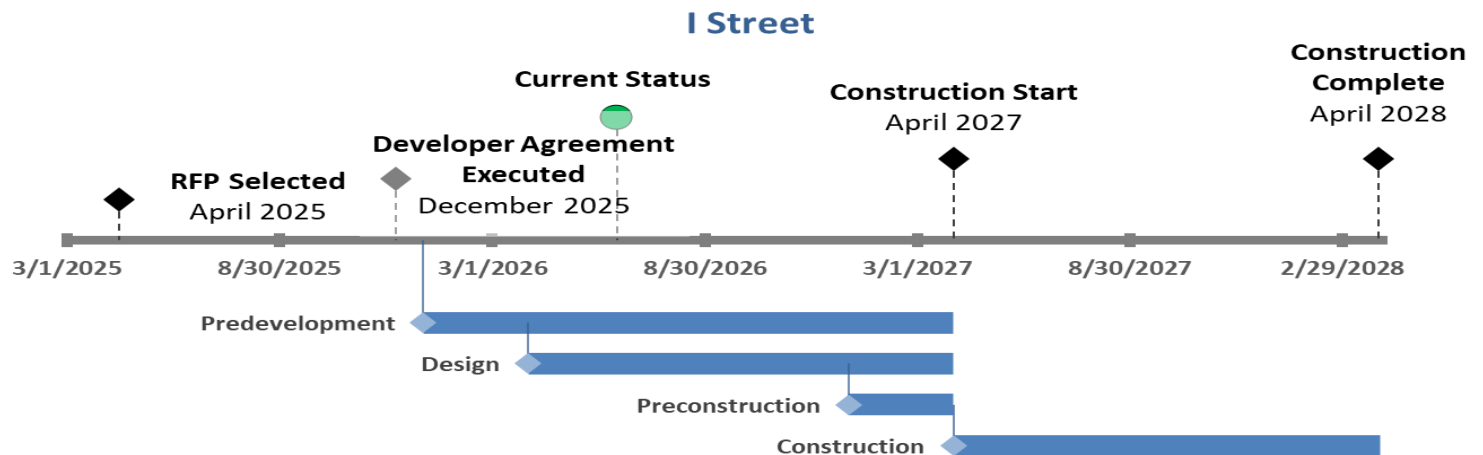
- Project is on track to submit the LIHTC application July 2nd.
- Still waiting on status of the Transfer of Assistance for Myra Birch Manor.

I Street
Q2 2026 Update

Project Info

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

Project Status



Project Updates

- No project updates at this time.

Upcoming Milestones

No project updates at this time.

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.
- Development staff received approval to proceed with the renovation project at the Board of commissioner meeting in May.
- RHA is expected to bring a Design Build contract for execution at the July Board of Commissioners meeting.

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

- The Development Department keeps conducting monthly inspections alongside the GC and holding weekly meetings to review progress.
- Roofing, windows, and all utilities are completed.
- Plumbing, electrical, insulation, and drywall are in progress.
- The project is at 60% completion.
- The project is expected to be completed in October 2026.

For Discussion Only

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