Executive Director/Secretary's Report

Date: October 15, 2026

Agenda Item: 4.F.

Subject: Update on Development

From: Executive Director

Recommendation: Discussion

Silverada Manor

- Buildings 6 and 7 completed early October.
- Building 8,9, and 10 are expected to be completed late October.
- New Laundry building and Clubhouse are expected to be completed early November.
- Building 1 warranty repairs in progress.
- Phase 2 site work is in progress.

The Village at Hawk View

- Roofing have been completed on all phase 1 buildings.
- Site work continues throughout the remainder of the development.
- All utility work is at 95% completion.
- Asphalt paving around the Clubhouse building has been completed.
- Exterior waterproofing for phase 1 buildings has been completed.
- Drywall installation for third floor units of building 2 has been completed.
- Stucco color coated for phase 1 buildings has been completed.
- Website for property is live: https://www.villageathawkview.com/
- The project will be delivered in two phases: Phase 1 is scheduled for completion in November 30th, 2026, and Phase 2 is scheduled for July 2027.

Stead Manor

- All interior work has been completed allowing the residents to move back into renovated units.
- Grand reopening event was held on September 28th.
- A cost overrun application was submitted to the Nevada Housing Division to request additional funds to replace existing exterior electrical panels and remove and replace stone veneer around all buildings.
- The purchase and sale agreement for the clubhouse building was approved by the Reno City council early June and all documents have been executed to finalize the sale.
- Project closeout is expected December 1st.

Hope Landing

- Site grading is currently in progress.
- Foundation work completed early August.
- First floor framing completed early September.
- Second floor framing is in progress.
- RHA received a notice of award for $600,000 from the Federal Home Loan Bank of San Francisco.

- Washoe county contributed $1,400,000 to support the new development.
- The additional funding allowed RHA to secure a solar energy system, helping reduce long-term operating expenses.
- Project is on track for completion June 2027.

Essex Manor

- A cost overrun application was submitted to the Nevada Housing Division to cover additional expenses for the project.
- Punch list was completed early September.
- Project is on track to be completed early October.
- Project closeout is expected early November.

Capital Fund

- Preliminary budget for CF25 has been identified and will include work at Stead Manor, Mineral Manor, and John McGraw Ct.
- Mineral Manor CF2025 Swamp Cooler Replacement: The replacement of the swamp coolers at Mineral Manor has been requested from the Asset Management team as a priority project for FY25, as the existing equipment has exceeded its expected service life. Procurement of the equipment was completed early September. The Development staff will begin requesting proposals from contractors for the installation in late October.
- John McGraw Ct. CF2025 Vapor Barrier Installation: Procurement for the John McGraw Ct. CF2025 Vapor Barrier Installation project was completed in early July, and a contractor has been selected. Construction was completed early September.

Reno Avenue

- The environmental review process is currently underway. RHA has received comments from the consulting parties, and responses have been provided for distribution. A draft Memorandum of Agreement has also been distributed to the signatory parties.
- Washoe County Home Consortium has provided and executed the official award letter for the project.
- RHA received a Notice of Award for $1,200,000 from the Federal Home Loan Bank of San Francisco.
- Letter of Reservation of 2026 Low Income Housing Tax Credits was received September 4th.
- All funding sources have been secured for the project.
- Minor Conditional Use Permit approval letter with conditions issued August 28th.
- Minor Conditional Use Permit appeal has been rescheduled for the Reno City Council meeting on December 2, 2026, at 6:00 p.m. After the appellants asked to extend the hearing. As a courtesy to the appellants, Reno Housing Authority accepted the proposed date as a date and time certain.

2026 I Street

- No project updates at this time.

Paradise Plaza Building

- The Development Department completed its review of the initial proposals for the renovation project and Selected Pinecrest Construction & Development Co. as the Design Build Contractor for the project and a contract was approved at the September Board of Commissioners meeting.
- RHA applied to Truckee Meadows Water Authority (TMWA) for fire service line to the building in early July and review was completed early September.

- RHA and Pinecrest construction are currently working on finalizing the design to apply for a building permit early December.
- Project is on track for completion early summer of 2027.

GEN-DEN Housing Project

- The Development Department keeps conducting monthly inspections alongside the GC; and holding weekly Microsoft Teams meetings or as needed to review progress and discuss any changes during construction.
- Drywall and texture are complete.
- Roof, windows, and exterior doors are installed.
- Finishes installation is in progress.
- Stucco installation is underway.
- Site improvements are in progress.
- The project is approximately 80% complete.
- Project is on track for completion early December.

Golden Valley Homeownership Project

- RHA and the Community Foundation of Northern Nevada (CFNN) executed a Disposition and Development Agreement for the project.
- CFNN has provided a $50,000 to support the predevelopment activities.
- The Development Department is working with the design team to review the exiting site concept and update plans to comply with current code requirements.
- RHA applied for funding through the Nevada Attainable Housing Account (NAHA). The pre-application was submitted July 13th, and the full application on August 7th.
- RHA received a letter of support from the City of Reno for the project.