Staff Report

Date: September 17, 2026

Agenda Item: 8.A.

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

From: Executive Director

Recommendation: Discussion

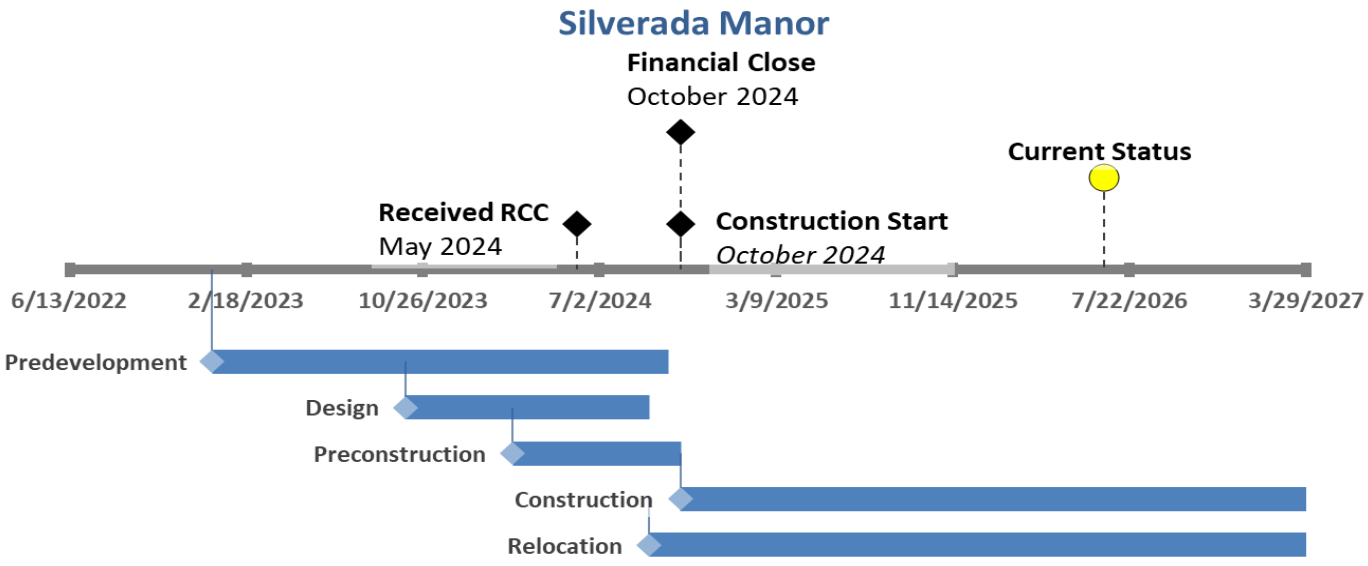
Silverada Manor

Q3 2026 Update

Project Info

- $73M Budget
    - 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

- Flooring on buildings 6 and 7 was completed late August.
- Clubhouse building is at 90% completion.
- Buildings 8,9, and 10 drywall, texture, and paint completed.
- New Laundry building is at 80% completion.
- Landscape completed around renovated Clubhouse.

Upcoming Milestones

- Clubhouse is expected to be completed early October.
- New Laundry Center is expected to be completed prior starting phase 3 buildings.
- Buildings 8, 9, and 10 are expected to be completed late October.

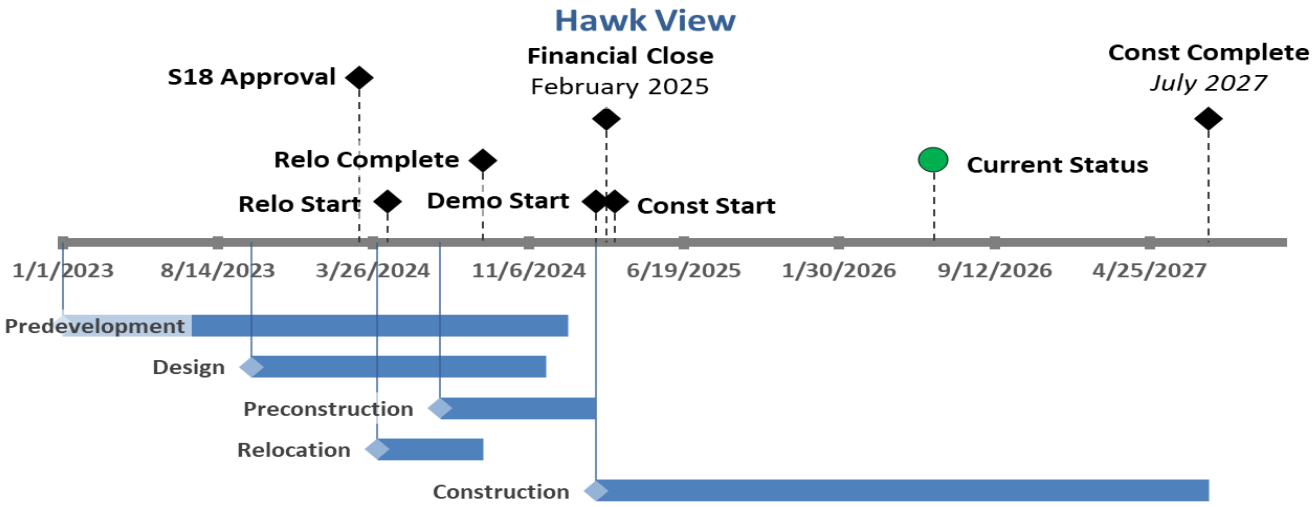
Hawk View Apartments

Q3 2026 Update

Project Info

- $87M Budget
    - 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

- Phase 1 utility work is at 90% completion.
- Building 2 cabinets and flooring installation completed.
- Clubhouse building sheetrock and texture completed.
- Stucco color coating is complete for phase 1 buildings.

Upcoming Milestones

- Phase 1 of the project is expected to be completed late November due to additional testing required for the units.
- Phase 1 paving is tentatively scheduled for late September.
- Roof trusses installation for Phase 2 buildings is expected to be completed in October.
- Stone veneer installation for the Clubhouse is expected to be completed early October.

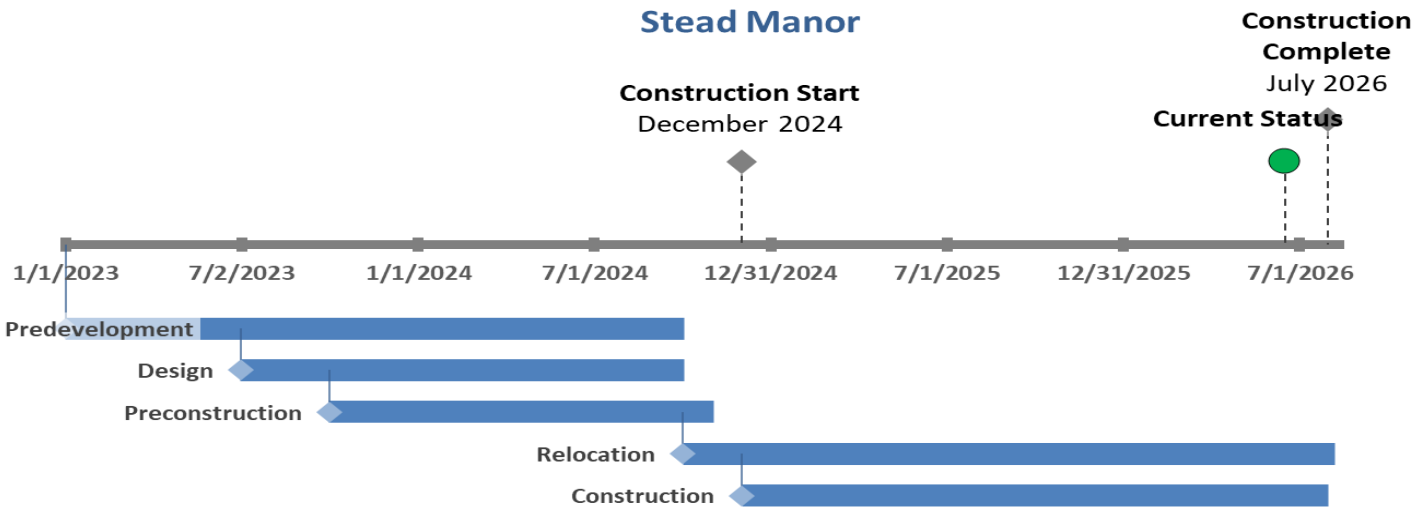
Stead Manor

Q3 2026 Update

Project Info

- $20.9M Budget
    - Funding sources: HMNI, Capital Funds, NV Energy Rebate
- 68 units
- Substantial rehab of Public Housing property

Project Status



Project Updates

- Project completed September 11.
- Project handover process completed early September.

Upcoming Milestones

- Project closeout expected early October.
- Grand reopening event scheduled for September 28th.

Essex Manor

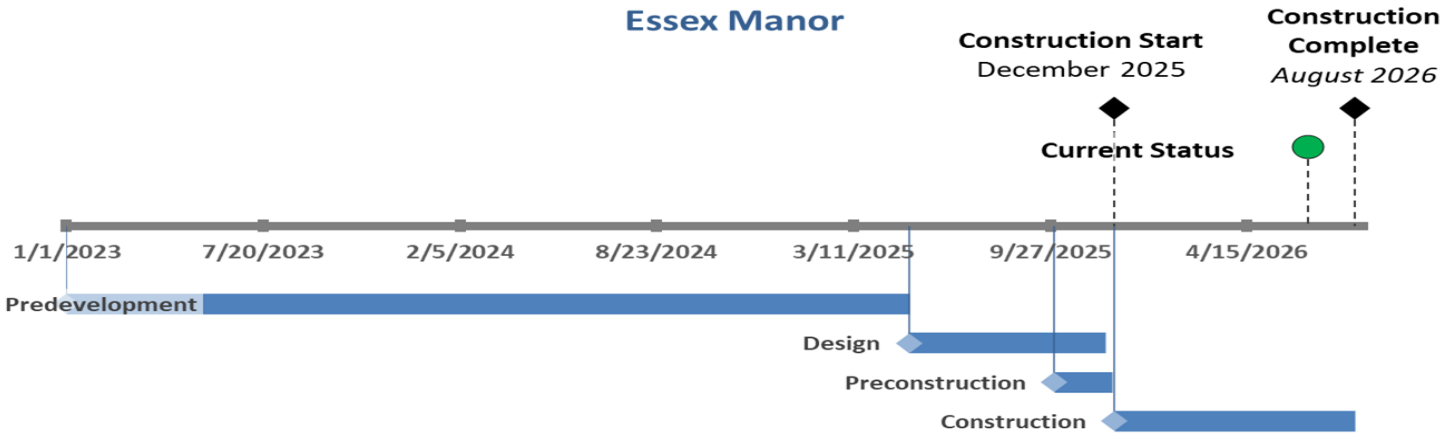
Q3 2026 Update

Project Info

- Current: $1.5M Budget

- Funding source: HMNI
- 106 units
- Gut rehab of community building

Project Status



Project Updates

- Punch list inspection completed early September.
- Access controls and CCTV system completed early September.

Upcoming Milestones

- Install office furniture.
- Project completion expected September 18th.

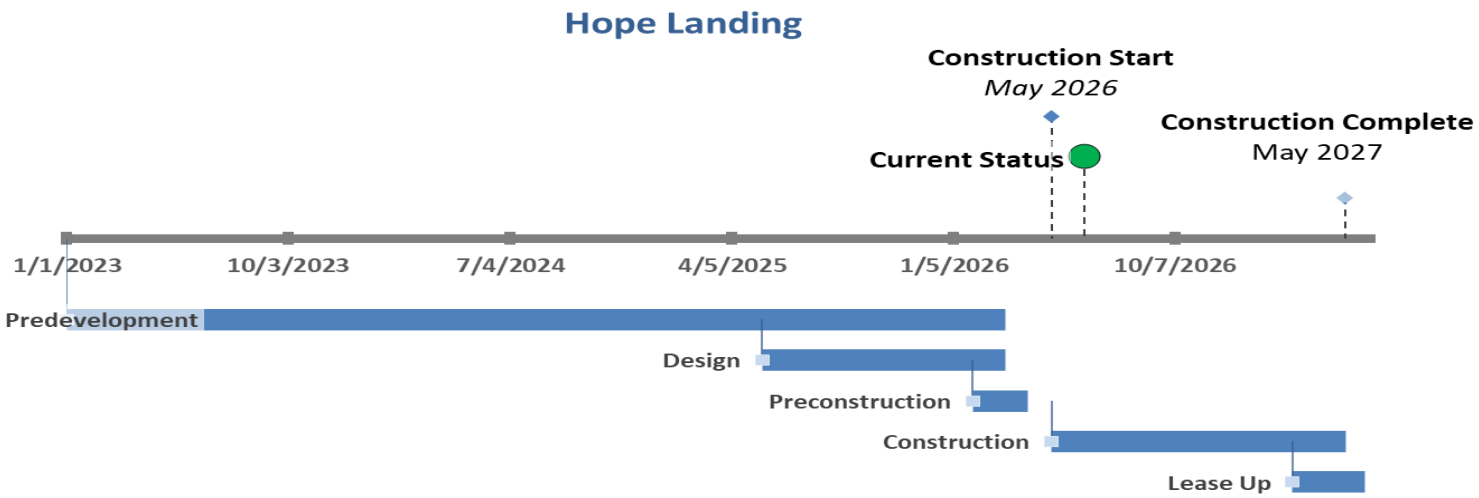
Hope Landing

Q3 2026 Update

Project Info

- $8.4M Budget
  - Funding sources: State HOME-ARP, NHTF, RHA Funds, Deferred Fee
- 15 units
- Demolition and redevelopment; permanent supportive housing project

Project Status



Project Updates

- Foundation work completed early August.
- First floor framing was completed early September.
- TMWA utility work in progress.
- Staff working with Sutro Affordable lender and investor to secure utility easements.

Upcoming Milestones

- Second floor framing.
- Rough plumbing and electrical work.
- Sitework and utility work will continue throughout the site.

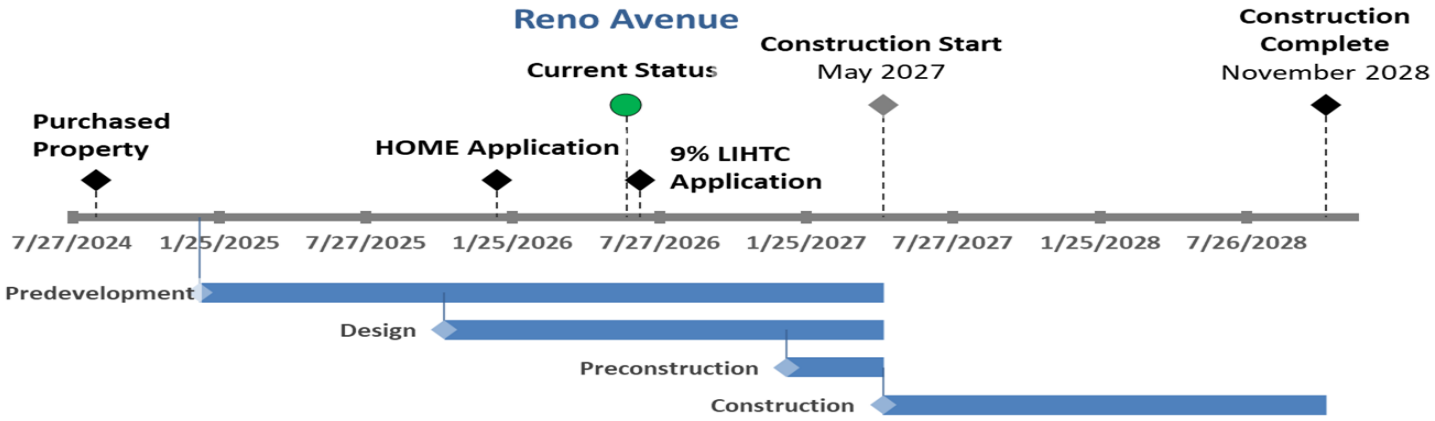
Reno Avenue

Q3 2026 Update

Project Info

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

Project Status



Project Updates

- Minor Conditional Use Permit approval letter with conditions issued August 28th.
- Environmental review and section 106 process is in process.
- Letter of Reservation of 2026 Low Income Housing Tax Credits was received September 4th.
- All funding sources have been secured for the project.

Upcoming Milestones

- Initiate the A&E contract discussions with JKAE.
- Start design coordination meetings.
- Working with HUD towards approval of Transfer of Assistance from Myra Birch Manor.

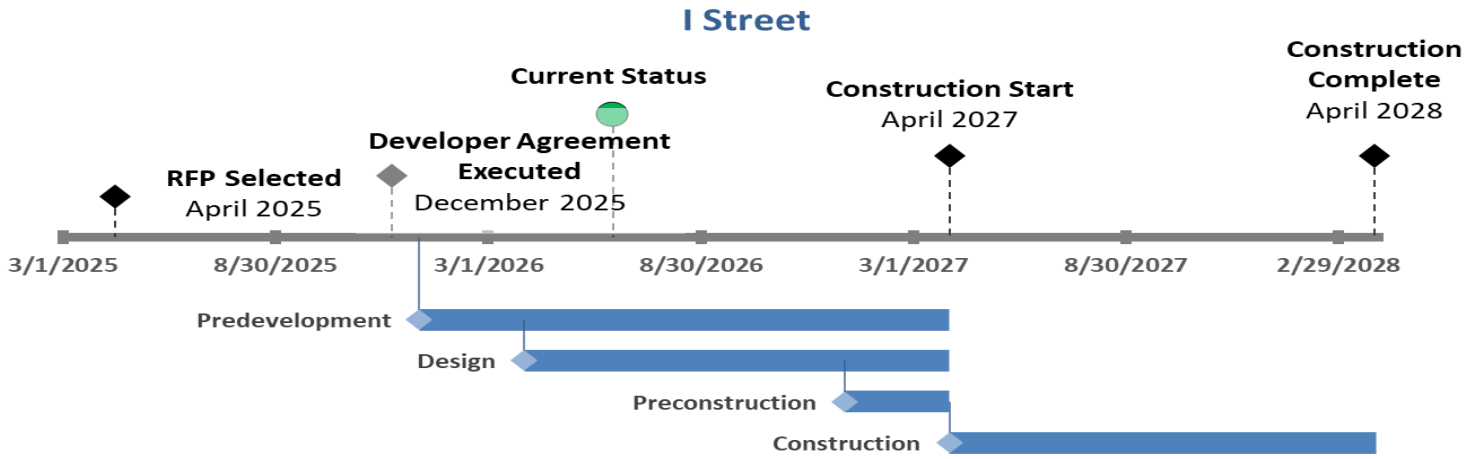
I Street

Q3 2026 Update

Project Info

- Budget: TBD
    - 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

- 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.
- TMWA plans for new fire water main were submitted early August.
- Pinecrest Construction & Development Co. is expected to start the preconstruction phase for the project after Design Build contract approval at the September Board of Commissioners meeting.
- Project is on track for completion May 2027.

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 completed.
- The project is at 70% completion.
- Project construction was delayed and is now expected to be completed in December 2026.

For Discussion Only