Executive Director/Secretary's Report

Date: November 19, 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 completed early November.
- Buildings 9 and 10 are expected to be completed in late November.
- New Laundry building and Clubhouse are expected to be completed early December.
- Phase 1 warranty repairs are in progress.
- Phase 2 site work is in progress.

The Village at Hawk View

- Building 1 finish work is in progress.
- Building 2 final work and final testing completed early November.
- Phase 1 exterior signage and striping completed early November.
- Clubhouse exterior work is at 95% completion.
- Phase 1 site amenities and landscape is in progress.
- Exterior water proofing and window installation for Phase 2 buildings is in progress.
- Phase 1 turnover has been pushed to December 14 due to added scope, design revisions, testing delays, and weather impacts.
- Website for property is live: https://www.villageathawkview.com/
- The project will be delivered in two phases: Phase 1 is scheduled for completion on December 14th, 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.
- In October, a cost overrun application was submitted to the Nevada Housing Division requesting additional funding to replace the existing exterior electrical panels and remove and replace the stone veneer on all buildings. The application was approved in early November. The agreement amendment documents have since been received and are being presented for Board approval and execution by the Executive Director.
- The purchase and sale agreement for the clubhouse building was approved by the Reno City council early June. All documents have been executed, and the property has been transferred to RHA.
- Project closeout is expected December 1st.

Hope Landing

- Site grading is currently in progress.
- Foundation work completed early August.
- First floor and second floor framing completed.
- MEP rough is in progress.
- Utility work 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. Application was approved early November, and all agreement amendment documents have since been received and are being presented for Board approval and execution by the Executive Director.
- Punch list was completed early September.
- Project is on track to be completed in November.
- Project closeout is expected early December.

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 requested proposals from contractors for the installation in early November. Installation is expected early January 2027.
- John McGraw Ct. CF2025 Vapor Barrier Installation: Procurement for 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.
- A cost overrun application was submitted to the Nevada Housing Division to cover additional predevelopment expenses for the project. Application was approved early November, and all agreement amendment documents have since been received and presented for execution by the Executive Director.

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.
- Fire Service permit was approved by the City of Sparks building department and installation is currently ongoing.
- RHA and Pinecrest construction are currently working on finalizing the design for the interior renovation to apply for a building permit in late 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 complete.
- Site improvements are in progress.
- The project is approximately 90% 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. Award letter was received early October.
- RHA received a letter of support from the City of Reno for the project.
- Upon receiving notification of the award, RHA promptly initiated the next phase of the project, including all activities necessary to complete the required entitlement process. This proactive approach is helping maintain project momentum and keep the development on schedule.
-