

MINUTES OF THE REGULAR MEETING
HOUSING AUTHORITY OF THE CITY OF RENO
BOARD OF COMMISSIONERS
March 26, 2024

The regular meeting of the Board of Commissioners of the Housing Authority of the City of Reno (Agency) was called to order by Vice Chairman Sullivan at 12:00 pm on Tuesday, March 26, 2024, in the Agency's Boardroom.

Commissioners Present

Mark Sullivan, Vice Chairman
Dave Aiazzi, Chairman
(by phone)
Kathleen Taylor

Staff Present

Heidi McKendree, Deputy
Executive Director
Jamie Newfelt, Director Rental
Assistance
Ashley Butler, Resident
Services Administrator
Josh Stice, Director of IT
April Conway, Public Affairs
Officer
Kim Anhalt, Moving to Work
Coordinator
JD Klippenstein, Director of
Development
Kristin Scott, Director of Public
Housing

Darren Squillante, Director of
HR

Colleen Beltran, Interim
Executive Administrative
Assistant
Brenda Freestone, Contract
Administrator Washoe
Affordable Housing
Corporation (WAHC)
Simona Parton, Finance
Administrator
Gaby Hover, Admissions
Administrator
Ryan Russell, Legal Counsel

Commissioners Absent

Hillary Schieve, Mayor
Dejanae Solley

Staff Absent

Hilary Lopez, Ph.D., Executive Director

Others Present

John Murphy, Finance Consultant

There being a quorum present, the order of business was as follows:

- **Call to order and roll call.**
- **Receive introduction of guests.**

John Murphy, Finance Consultant with Nan McKay

- **First Period of 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 is limited to three minutes per person, under these items.**

Mr. David Tschakar, resident of Hawk View Apartments, requested Reno Housing Authority maintain openness and honesty regarding the relocation of Hawk View residents. He also requested the contact information of the representative for the developer Brinshore for the purpose of pointing out two trees registered with NAS (National Audubon Society) that are home to two species of indigenous birds located on the Hawk View property that Mr. Tschakar would like the developer to save.

Approval of agenda. (For Possible Action)

Commissioner Taylor motioned to approve the agenda. Chairman Aiazzi seconded the motion. Hearing no further discussion, Vice Chairman Sullivan called for the question. The vote was all ayes, no nays. Vice Chairman Sullivan declared the motion carried and the agenda approved.

Open Session:

1. Presentations:

- Presentation and overview of Reno Housing authority's Asset Management Division by Kristin Scott, Director of Asset Management (Discussion Only)
 - Asset Management Team: responsible for maintaining and managing 1022 units, interacting with residents, and providing support through FSS program.
 - Team consists of 27 members, broken into management, maintenance, and general office clerks, serving approximately 2200 residents. Two-thirds of those residents are either seniors or persons with disabilities.
 - Residents of public housing have low income levels, with average household income of \$19,500.
 - The Asset Management group runs 5 different funding programs: Low-Income Housing Tax Credit Program, Low-Income Housing Trust Fund, HOME Fund, and other affordable units, which are primarily scattered site properties.
 - Assistant managers lease the units, verify eligibility, collect rent, conduct inspections, and enforce the terms of lease for 166 townhomes, condos, duplexes, and single-family homes in Washoe County.
 - The Maintenance Team perform preventative maintenance, address landscaping needs, work on tenant initiative work orders, and cover all after hours emergency calls.
 - Office Clerks process tenant requested work orders, averaging about 500 work orders per month. Office clerks also coordinate and track all contract work, handle processing of reasonable accommodations, and serve as back-up for the front desk.
 - Director Scott highlighted the success of teaming up with the mobile inspection app, which has saved the organization over \$200,000 in contracting out work and entered over 500 work orders per month.
 - The mobile inspection app has significantly decreased the workload of the office clerks by automatically generating work orders, and residents can now enter their own work orders online.

- Director Scott emphasized their role in ensuring compliance with certifications and documents for managing five programs with over 1000 units.
 - Commissioner Taylor asked for clarification on the budget for the program, if it fluctuates based on annual allocations, and who is responsible for compliance of the different program requirements.
 - Director Scott, answering the second question first, stated that she is responsible for compliance. However, she does have support of an administrator and a compliance specialist, who was newly put into place in December. Room in the budget for a budget specialist is being considered this year.
 - Deputy Executive Director McKendree, answering Commissioner Taylor's second question, stated that the properties and public housing are supported by tenant rents, but that does not support the whole program. The operating subsidies are roughly \$1.7 million. Capital funds subsidy is \$1.4 million. Last year, expenses exceeded revenue by about \$800,000.
 - Commissioner Aiazzi asked Director Scott for the number of work orders her department processed per month before Yardi, and the length of time required to process each work order.
 - Director Scott stated that her department processed well over 1500 to 2500 a month. Each work order takes about 5 minutes to process.
 - Vice Chairman Sullivan asked Director Scott if Yardi the Rent Café is up and running yet.
 - Director Scott responded that The Rent Café is in progress, with affordable housing anticipated to be going live first within a month and a half to two months.
 - Vice Chairman Sullivan suggested Director Scott's presentation be posted on the Reno Housing Authority's website to educate the public about the purpose of Reno Housing Authority.
- Annual Report on outcomes under RHA's FY23-24 Contract with JF Downey Realty Consulting & Advisory Services LLC for Eviction Prevention Services (Discussion Only)
 - Farrah Downey presented that from February 1, 2021 to March 1, 2024, their audit demonstrated that 1007 households have been successfully helped to retain and sustain housing. Since this contract period from May 1, 2023 to March 1, 2024, 518 households have been assisted.
 - Ms. Downey stated that after all the funding, they were about \$19,000 over budget, utilizing her own company money to fund the deficit.
 - This contract period there were 73 direct referrals that were sent from RHA that were successfully assisted. This number does not represent the total of all referrals that were sent over, only those that were successfully assisted.
 - After a satisfaction survey was conducted recently, JF Downey received a four out of five rating.

- HUD has recognized the work JF Downey is doing for the community and will be putting them on their website for Nevada as the only program offering eviction prevention services.
- Chairman Aiazzi asked Ms. Downey to clarify what funding she expects to receive from the county, and the number of referrals in total were sent to her from RHA.
 - Ms. Downey stated that she has received a commitment for over \$200,000 from the county to subsidize the program.
 - Ms. Downey stated that she was prepared to give only the number of referrals that were successfully assisted, not the total number of referrals sent by RHA, but that she would get Chairman Aiazzi the total number.
- Ms. Downey informed Commissioner Taylor that undisclosed referrals meant that the applicant did not disclose where the referral originated, so that information is unknown. However, out of roughly 1000 referrals, we know that 73 came directly from RHA.

2. Approval of the minutes of the Annual Board Retreat held December 15, 2023, the special meeting held January 4, 2024, the closed session meeting held January 4, 2024, and the regular Board Meeting held February 27, 2024. (For Possible Action)

Commissioner Taylor motioned to approve the minutes from the Annual Board Retreat held December 15, 2023, the special meeting held January 4, 2024, the closed session meeting held January 4, 2024, and the regular Board Meeting held February 27, 2024. Chairman Aiazzi seconded the motion. Vice Chairman Sullivan called for the vote. The motion carried 3 ayes and no nays.

3. 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) Possible adoption of Resolution 24-03-02 RH approving the final financial audit report from CliftonLarsonAllen LLP. (For Possible Action)
 - Commissioner Taylor asked for clarification on RHA’s budget as we move past 2029 in regards to the large payments that will be coming due and how RHA will plan for those.
 - Mr. John Murphy, RHA’s financial consultant, responded that the payment amounts would be more manageable if they were divided by the five year periods represented.
 - Mr. Murphy also pointed out an error on page 12 of the Independent Auditors’ Report. The debt number should not read \$1.48 million but should read \$479,000.

Commissioner Taylor motioned to approve Item a) of the consent agenda with the corrections that Mr. Murphy pointed out. Chairman Aiazzi seconded the motion. Vice Chairman Sullivan called for the vote. The motion carried with 3 ayes and no nays.

- b) Possible approval of a \$6,000.00 donation from Commissioner Aiazzi’s contingency funds to RHA to support Spring Break Bike Camp for ten (10) RHA youth and hosted by RHA in partnership with the Reno Bike Project. (For Possible Action)

Commissioner Taylor motioned to approve Item b) of the consent agenda. Chairman Aiazzi seconded the motion. Vice Chairman Sullivan called for the vote. The motion carried 3 ayes and no nays.

4. Commissioner Reports.

Commissioner Taylor informed the group that the City of Reno will be presenting affordable housing initiatives at the city council meeting that would make some small changes.

5. Executive Director/Secretary's Report. (Discussion)

A. Update on Agency activities

- Deputy Executive Director McKendree and Commissioner Taylor discussed updates from the US Department of Housing and Urban Development, including the President signing the fiscal year 24 minibus, which included the US Department of Housing and Urban Development's budget, and an extension of their agreement until 2038.
- RHA was awarded the US Department of Housing and Urban Development's Northern California, Northern Nevada 2024 Repositioning Strategy Award by the San Francisco field office per HUD's field office director, Gerald Windt.
- RHA received HUD approval for its section 18 disposition application for Hawk View Apartments, which allows RHA to continue its relocation planning, financing, and related factors for the redevelopment of Hawk View. As the next steps are RHA and its developer partner Brinshore Development will seek approval of bond financing from the State Board of financing at its June meeting.
- Relating to the award of 125 new project based HUD VASH vouchers, the RFPs are available for review through RHA's website and our planning and development page. Responses are due by April.
- Per recent discussion with, and clarification from, HUD staff, all of RHA's public housing sites will operate as general occupancy housing available to any eligible household. Given current demographic data that HUD considers, there is not enough data to support an elderly designation at certain sites. This may change over time and, if so, RHA can submit for approval of a 5-year designated housing plan at Board identified sites.

- B. Update on Rental Assistance Voucher Programs / Asset Management**
- C. Update on Workforce Development, Elderly Services, and Youth activities**
- D. Update on Public Affairs activities**
- E. Update on Development activities**
- F. Update on Information Technology activities**
- G. Update on MTW activities**
- H. Update on Legal Inquiries**
- I. Financials**

- 6. Possible adoption of Resolution 24-03-03 RH approving the content and submission of the Authority's FY 2025 Moving to Work Annual plan and Certifications of Compliance to the U.S. Department of Housing and Urban Development (HUD). (For Possible Action)**
- Commissioner Taylor disclosed for the record that she is a board member of Eddie House, she has sought legal counsel, and she is able to vote on this item.
 - Legal counsel, Mr. Ryan Russell, confirmed that Commissioner Taylor need not abstain from voting on this item.
 - Ms. Kim Anhalt, Moving To Work Coordinator, gave an update on RHA's fiscal year 2025 MTW plan.
 - RHA proposes to implement an activity to reduce the number of interim recertifications resulting in increased staff productivity while also encouraging Public Housing (PH) residents and Housing Choice Voucher (HCV) participants to increase household income without the increase adversely affecting rent. The proposed activity also aligns portions of RHA's recertification policy with upcoming regulation changes in the Housing Opportunities Through Modernization Act (HOTMA) while aiming to keep the process simpler for both staff and clients.
 - Following implementation of this activity, RHA will no longer process or require PH residents or HCV participants to report increases in household income until the household's next annual recertification. However, RHA will process interim recertifications and redetermine rent in both programs under the five specific circumstances if it benefits the resident.
 - RHA's MTW plan also proposes expanding the Landlord Incentive Program, which will add a vacancy loss payment to the landlord. This payment covers the period in time from when the tenant submits the request for tenancy approval and the lease up, to ensure the landlord is paid in full for the month.
 - The MTW plan also includes a proposed amendment to simplify rent calculations and increase the minimum rent.
 - Commissioner Taylor commented that she appreciated the background information provided by Ms. Anhalt. In addition, Commissioner Taylor asked Ms. Anhalt if the proposed changes to the MTW Plan would impact the annual right-offs in any way.
 - Ms. Anhalt clarified that the proposed changes are aligned with HOTMA regulations.
 - Chairman Aiazzi asked Ms. Anhalt if the expansion to the Landlord Incentive Program would cause more landlords to participate in the program. Ms. Anhalt responded that it is RHA's hope that it would increase landlord participation.
 - Deputy Executive Director McKendree explained that the Eddie House has increased their emergency housing beds from 43 to 70 per night, but they are only approved to bill RHA for 43 beds.
 - Deputy Executive Director McKendree mentioned that RHA has not yet received a formal request from Eddie House for RHA to fund additional beds, despite informal discussions.

- Chairman Aiazzi asked about increasing the number of beds in this plan, and Deputy Executive Director McKendree explained that it cannot be done in this plan due to time constraint and would require an amendment to be made in the future.
- Heidi McKendree explained that the plan needs to be submitted to HUD by March 31st, and any revisions would need to be made in the next annual plan.
- Chairman Aiazzi suggested that the MTW Annual Plan should be resented to the Board earlier next year to allow for discussion on possible changes to the plan. He asked that time should be built in to allow for the Board to deliberate.
- Commissioner Sullivan suggested that when the draft MTW plan is created in November, perhaps the Board could see it then, to be able to make changes before it goes to public hearings.

Commissioner Taylor motioned to approve Resolution 24-03-03 RH. Chairman Aiazzi seconded the motion. Vice Chairman Sullivan called for the vote. The motion carried 3 ayes and no nays.

7. Possible adoption of Resolution 24-03-04 RH revising the list of staff and Board members with signing authority for RHA. (For Possible Action)

- Deputy Executive Director McKendree explained that with recent changes to the Board of Commissioners vice chair position, revisions to the RHA staff and board member check signing authority must also be updated with our bank. Mark Sullivan will replace the prior Vice Chair Jasmine Johnson on the schedule of authorized signers.

Commissioner Taylor motioned to approve Resolution 24-03-04. Vice Chairman Sullivan seconded the motion. With no further discussion, Vice Chairman Sullivan called for the vote. The vote was all ayes, no nays. Vice Chairman Sullivan declared the motion carried.

8. Discussion and possible direction to staff to release a Request for Proposal (RFP) for Eviction Prevention Services for July 1, 2024, through June 30, 2025. (For Possible Action)

AND

9. Discussion and possible direction to staff to negotiate and execute a contract extension with JF Downey Realty Consulting & Advisory Services LLC for continued eviction prevention services for May 1, 2024, through June 30, 2024. (For Possible Action)

- Summarizing Item 8 of the agenda, Deputy Executive Director McKendree explained that since February 2021, RHA has contracted with Emergency Eviction Prevention Program of Nevada, EEPPN, to provide emergency housing resources, eviction prevention, and housing navigation services to low-income Washoe County residents. EEPPN's current contract with RHA is due to expire on April 30, 2024.
- With Commissioner Aiazzi offering questions that relate to both Items 8 and 9 of the agenda, Commissioner Sullivan suggested the Board open both items up for discussion at once.

- Summarizing Item 9 of the agenda, Deputy Executive Director McKendree explained that should the release of the RFP be approved, there will be a two-month lapse in services. Staff are requesting that the Executive Director be allowed to negotiate and execute a contract extension with JF Downey Realty Consulting & Advisory Services LLP for continued eviction prevention services to cover the two months from May 1, 2024, through June 30, 2024.
- Chairman Aiazzi asked for clarification on what RHA would be recommending to budget for next year's contract with JF Downey.
- Deputy Executive Director McKendree explained that currently RHA funds JF Downey about \$18,000 per month. The per referral cost that was used to come up with an estimate on releasing the RFP was the range between information that was provided by JF Downey, which was \$423 per service, and \$650 per household because sometimes she'll provide multiple services. RHA used the middle ground between JF Downey's provided information regarding how much it costs to serve a household per service, to come up with that interim contract period, estimating roughly seven to eight referrals per month. The negotiation would be based on the number of referrals JF Downey provided during the last contract period.
- Commissioner Taylor asked about the process RHA uses to verify the information we receive from JF Downey and if RHA sees JF Downey's services as valuable. Deputy Director McKendree informed Commissioner Taylor that RHA conducted three types of audits. All three audits were favorable, with no issues. Deputy Director McKendree and Director of Rental Assistance, Jamie Newfelt, agreed that RHA does indeed see the services JF Downey as valuable.
- Chairman Aiazzi asked if there were many other businesses able to respond to this RFP. Deputy Director McKendree stated that it is unknown to RHA if there are other businesses who could respond to this RFP, but any business offering this service could respond. RHA would release the RFP and have it open for responses for 30 days, and then review the submissions.

Regarding **Agenda Item 8**, Commissioner Taylor motioned to approve the release of a Request for Proposal (RFP) for Eviction Prevention Services for July 1, 2024, through June 30, 2025 with a possible extension. Chairman Aiazzi seconded the motion. With no further discussion, Vice Chairman Sullivan called for the vote. The vote was all ayes, no nays. Vice Chairman Sullivan declared the motion carried.

Regarding **Agenda Item 9**, Commissioner Taylor motioned to approve the Executive Director negotiate and execute a contract extension with JF Downey Realty Consulting & Advisory Services LLC for continued eviction prevention services for May 1, 2024, through June 30, 2024. Chairman Aiazzi seconded the motion. With no further discussion, Vice Chairman Sullivan called for the vote. The vote was all ayes, no nays. Vice Chairman Sullivan declared the motion carried.

10. Discussion and possible approval to extend RHA's contract for Legal Services with Allison McKenzie from July 1, 2024, through June 30, 2027, at the same hourly rates and

terms as under the current contract. (For Possible Action)

- Chairman Aiazzi commented that he believes Allison McKensie has done a great job and that RHA has not been over budget.

Commissioner Taylor motioned to approve the extension of RHA's contract for Legal Services with Allison McKenzie from July 1, 2024, through June 30, 2027. Chairman Aiazzi seconded the motion. With no further discussion, Vice Chairman Sullivan called for the vote. The vote was all ayes, no nays. Vice Chairman Sullivan declared the motion carried.

11. Discussion and possible action to execute Agreements with CloudTen Residential, the new organization based on merger with Gaston & Wilkerson, for continued property management at Ala Moana Apartments, Colonial Court Apartments, Sarrazin Arms Apartments, Prater Way, and Idlewild Apartments. (For Possible Action)

- Due to the merger, new property management agreements need to be executed under CloudTen. CloudTen has agreed to maintain the current contract fees and terms associated with each property currently managed by Gaston Wilkerson. RHA legal counsel has reviewed the agreements and comments were incorporated into those agreements.
- Should the Board choose not to proceed with the execution of the property management agreements with CloudTen, staff would need to proceed with the release of an RFP to procure Property Management Services. Current market rate property management fees can range between eight to 12% of total monthly gross receipts. RHA's current contracts and the new property management agreements with CloudTen are significantly less than that.
- Staff is recommending approval to execute the property management agreements with CloudTen Residential for continued property management at Ala Moana Apartments, Colonial Court Apartments, Sarrazin Arms Apartments, Prater Way, and Idlewild Apartments.
- Chairman Aiazzi asked, because of RHA's procurement policy, why does RHA not have to release an RFP for this contract. Deputy Director McKendree clarified that, because this is maintaining the current contracts, no RFP is required.

Commissioner Taylor motioned to approve to execute agreements with CloudTen Residential, the new organization based on merger with Gaston & Wilkerson, for continued property management at Ala Moana Apartments, Colonial Court Apartments, Sarrazin Arms Apartments, Prater Way, and Idlewild Apartments. Chairman Aiazzi seconded the motion. With no further discussion, Vice Chairman Sullivan called for the vote. The vote was all ayes, no nays. Vice Chairman Sullivan declared the motion carried.

12. Discussion and possible amendment to Resolution 23-04-02 RH to identify an RHA Seller's Note in the approximate amount of \$17.7 million as part of the financing for the Silverada Manor rehabilitation and preservation project. (For Possible Action)

Commissioner Taylor motioned to approve the amendment to Resolution 23-04-02 RH to identify an RHA Seller's Note in the approximate amount of \$17.7 million as part of the financing for the Silverada Manor rehabilitation and preservation project. Vice Chairman Sullivan seconded the motion. With no further discussion, Vice Chairman Sullivan called for the vote. The vote was all ayes, no nays. Vice Chairman Sullivan declared the motion carried.

13. Discussion and possible approval to reclassify the Public Affairs Officer position from Grade 8 to Grade 3 based on a change in the position responsibilities and duties.

- RHA staff is requesting the board reclassify the Public Affairs Officer position from a grade 8 salary range to a grade 3 salary range effective RHA pay period starting April 1, 2024. The executive director is requesting this change to better align the salary for this position with its current tasks, responsibilities, and management level.
- Vice Chairman Sullivan commented that he understands that RHA has been about 30% too low in the pay rate for the scope of this position and that jeopardizes the ability for RHA to keep that position filled. Vice Chairman Sullivan also praised RHA's outgoing Public Affairs Officer for her fantastic efforts.

Commissioner Taylor motioned to approve and authorize the reclassification of the Public Affairs Officer from grade 8 to grade 3 effective RHA pay period starting April 1, 2024. Chairman Aiazzi seconded the motion. With no further discussion, Vice Chairman Sullivan called for the vote. The vote was all ayes, no nays. Vice Chairman Sullivan declared the motion carried.

Deputy Executive director McKendree stated on the record that Public Affairs Officer, April Conway, has done a phenomenal job, will be sorely missed, and thanked her for everything she's done for RHA.

14. Closed Session: The Board may give direction to staff in closed session regarding the position or positions to be taken or the strategy to be employed, and staff may provide the Board with an update, regarding:

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, 2024, 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.

Reconvene Open Session:

15. Discussion and possible approval of a Subcommittee of the Board to liaison with staff on labor negotiations and matters related thereto. (For Possible Action)

Agenda Item 15 was pulled from the agenda, with no opposition.

16. Discussion on the status, funding, and related matters for proposed RHA housing development projects including, but not limited to:

- **Dick Scott Manor**
 - **Hawk View Apartments**
 - **Silverada Manor**
 - **John McGraw/Silver Sage Court**
 - **Stead Manor**
 - **Essex Manor**
 - **Railyard Flats (previously 419 10th Street)**
 - **Carville Court**
 - **Paradise Plaza (Discussion)**
-
- Per Commissioner Taylor's previous request for the Director of Development, JD Klippenstein, to provide quarterly, one-page updates on each of the 9 development projects, Director Klippenstein presented an overview of the content of each of his one-page project development updates, including budget, funding sources, and project status. Chairman Aiazzi requested the updates also show any potential problems that may come up that may affect the timeline.
 - Director Klippenstein's update reports show Silverada Manor and Hawk View Apartments at the yellow stage, which is due almost exclusively to difficulty getting HUD approval. However, Hawk View was approved about three weeks ago. RHA will be providing an update to Hawk View residents at an upcoming resident meeting. That will provide an update on the start of the relocation effort.
 - The other update on Silverada Manor is that RHA did get to concept call which was a key step in the RAD process. RHA is looking to submit the financing plan to HUD, which would be the final step.
 - The bond application has been submitted for Silverada Manor. The bond application will be submitted for Hawk View Apartments in April for the June board of finance meeting. Director Klippenstein adds that RHA is planning to bring the lender investors to the April Board of Commissioners meeting for Hawk View Apartments, similar to what RHA did with the Silverada Manor lender investors.
 - Commissioner Taylor had previously requested high-level training for the Board's decision-making criteria regarding lender investors, which Deputy Director McKendree indicated Director Lopez will likely provide.
 - The Board aims to select a tax credit buyer and bond purchaser by mid-April, with a Board meeting to finalize decisions and submit to the state by the following Friday.
 - Director Klippenstein mentioned the possibility of moving funding from the Essex Manor project award to the Stead Manor project, depending on the scope of work, and a pre-op meeting with the City of Reno. More information will be available at the April Board meeting.

17. Additional items:

a) Possible change in day/time of Board meetings (Discussion)

This item was pushed to the next meeting.

b) General matters of concern to Board Members regarding matters not appearing on the agenda. (Discussion)

- Regarding a presentation on Open Meeting Law, Vice Chairman Sullivan asked Legal Counsel, Mr. Ryan Russell, if the Ethics Commission must be present, or can they phone in to the meeting. Mr. Russell stated that the Ethics Commission will be present and has agreed to give a presentation on ethics portion, and Mr. Russell will give the Open Meeting Law portion of the presentation.
- Vice Chairman Sullivan suggested, if the Board agrees to having the Ethics Committee give the presentation, that the presentation be scheduled at the end, as a separate item, of the agenda, or be scheduled as a Special Meeting.

c) Reports on conferences and trainings. (Discussion)

d) Old and New Business. (Discussion)

e) Request for Future Agenda Topics (Discussion)

f) Schedule of next meeting. The following dates have been scheduled in advance but are subject to change at any time: Tuesday, April 23, 2024; and Tuesday, May 28, 2024. (For Possible Action)

18. 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. Comment from the public is limited to three minutes per person.

Regarding the Landlord Incentive Program, Hawk View Apartment resident, Mr. David Tschakar suggested RHA focus on the incentives for the landlords to consider a section eight voucher for displaced Hawk View Apartment residents under the relocation program. In addition, Mr. Tschakar requested again to obtain the contact information for RHA's representative at Brinshore to ask him to not harm the two trees on the Hawk View property. Deputy Director McKendree suggested Mr. Tschakar place his concerns in writing and address it to the Hawk View Development Project, and RHA will pass Mr. Tschakar's concerns on to the developer.

19. Adjournment. (For Possible Action)

The meeting adjourned at 2:34 pm