

**NOTICE OF REGULAR MEETING OF THE  
HOUSING AUTHORITY OF THE CITY OF RENO  
BOARD OF COMMISSIONERS**

The Housing Authority of the City of Reno (Agency) will conduct a public meeting:

**MEETING DATE: Tuesday, July 23, 2024**  
**TIME: 12:00 p.m. (Approximately)**  
**PLACE: Reno Housing Authority Boardroom**  
**1525 East Ninth Street, Reno, Nevada**

*Persons wishing to provide public comment may participate during the scheduled meeting by commenting in person during the course of the meeting, or address their comments, data, views, arguments in written form to Hilary Lopez, Ph.D., Executive Director, Housing Authority of the City of Reno, 1525 East 9th Street, Reno, NV 89512-3012, Fax: 775.786.1712; e-mail address: [HLopez@renoha.org](mailto:HLopez@renoha.org). Written submission should be received by the Board on or before, July 19, 2024, by 5:00 p.m., in order to make copies available to members of the Board and the public.*

*Below is an agenda of all items scheduled to be considered. At the discretion of the chairperson or the Board, items on the agenda may be taken out of order; the Board may combine two or more agenda items for consideration, and the Board may remove an item from the agenda or delay discussion relating to an item on the agenda at any time. The public is advised that one or more members of the Board may participate in the meeting via electronic means.*

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**AGENDA**

- Call to order and roll call.
- Introduction of guests.
- 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 are limited to three minutes per person.
- Approval of agenda. (For Possible Action)
  1. Approval of the minutes of the Regular Board Meeting held June 25, 2024. (For Possible Action)
  2. 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.) (For Possible Action)
    - a) Consider adoption of Resolution 24-07-01 RH authorizing the write-off of tenant accounts receivable for the Section 8 Rental Assistance Programs.
    - b) Consider adoption of Resolution 24-07-02 RH authorizing the write-off of landlord accounts receivable for the Section 8 Rental Assistance Programs.

- c) Consider adoption of Resolution 24-07-03 RH authorizing the write-off of vacated tenant account receivables for the Low-Rent Public Housing Program.
  - d) Consider adoption of Resolution 24-07-04 RH authorizing the write-off of vacated tenant account receivables for the unaided properties.  
(For Possible Action)
3. Commissioner Reports. (Discussion)
  4. Executive Director/Secretary's Report. (Discussion)
    - A. Update on Agency activities
    - 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
  5. Discussion and possible approval of Resolution 24-07-05 RH approving the closing of financing on approximately \$70 million in federal, state, and private sources for the rehabilitation of Silverada Manor. (For Possible Action)
  6. Discussion and possible approval of a \$1,000,000.00 predevelopment loan from Hudson HT LP to Hawk View, LLC, for the Hawk View Apartments rehabilitation project. (For Possible Action)
  7. Discussion and possible action to approve Plenum Builders' Guaranteed Maximum Price Proposal for the John McGraw Court Rehabilitation Project in the amount of \$3,879,457. (For Possible Action)
  8. Discussion and possible action to approve Plenum Builders' Guaranteed Maximum Price Proposal for the Silver Sage Apartments Rehabilitation Project in the amount of \$2,105,848. (For Possible Action)
  9. Discussion and possible approval of changes to the rent and starting date for the previously approved new lease terms between UNR Early Head Start and RHA for the Sage Street facility. (For Possible Action)
  10. Discussion and possible appointment of a new Director for RHA's non-profit affiliate Pathways to Prosperity's Board of Directors from the pool of applicants. (For Possible Action)
  11. Discussion and possible appointment of a new Director to RHA's non-profit affiliate Truckee Meadows Affordable Housing's Board of Directors from the pool of applicants. (For Possible Action)
  12. Discussion and possible approval of \$150,000 grant of Emergency Housing Voucher (EHV) Service Fee to Washoe County for Tenancy Support Services to

assist EHV holders transition from homelessness to stable housing. (For Possible Action)

13. Discussion of the proposed performance evaluation tool for Board use in evaluating the Executive Director. (Discussion Only)
  14. Overview and presentation on the Reno Housing Authority's Admissions Department by Gabrielle Hover, Administrator. (Discussion Only)
  15. Additional Items:
    - a) Possible change in day/time of Board meetings (Discussion)
    - b) General matters of concern to Board Members regarding matters not appearing on the agenda. (Discussion)
    - 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, August 27, 2024; and Tuesday, September 24, 2024. (For Possible Action)
  16. 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 are limited to three minutes per person.
  17. Adjournment.
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*This meeting is accessible to the hearing impaired through the RHA TTY/TDD/voice phone line (385) 770-7166. Anyone with a disability, as defined by the Americans with Disabilities Act, requiring special assistance to participate in the meeting, may contact the Board of Commissioners at the following address, at least five days in advance of the meeting in order to make arrangements, if possible, for reasonable accommodations that would enable participation in the meeting by contacting JD Klippenstein, or by calling (775) 329-3630.*

*This agenda has been posted at the Housing Authority of the City of Reno Administrative Office, 1525 East Ninth Street; and further in compliance with NRS 241.020, this agenda has been posted on the official website for the Housing Authority of the City of Reno [www.renoha.org](http://www.renoha.org) and the State of Nevada Public Notification website <http://notice.nv.gov/>.*

*According to the provisions of NRS 241.020(5), a copy of supporting (not privileged and confidential) material provided to Board members may be obtained upon request made to: Hilary Lopez, Ph.D., Executive Director, Housing Authority of the City of Reno, 1525 East Ninth Street, Reno, Nevada, 89512, or by calling (775) 329-3630. Copies of supporting (not privileged and confidential) material provided to Board members by staff may be obtained at the aforementioned address.*

Dated July 18, 2024

*Colleen Montgomery-Beltran*

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By: Colleen Montgomery-Beltran  
Interim Executive Administrative Assistant