

**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, September 24, 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, September 20, 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 August 27, 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) Possible adoption of Resolution 24-09-01 RH approving a revision to the Housing Authority of the City of Reno's Administrative (ADMIN) Plan for Section 8 Housing Choice Voucher and Project Based Voucher Programs to update policies as they relate to the HUD-VASH program, the self-certification of

assets and the treatment of retirement accounts, the inspection protocol, and the Landlord Incentive Program. (For Possible Action)

- b) Possible adoption of Resolution 24-09-02 RH approving a revision to the Housing Authority of the City of Reno's Admissions and Continued Occupancy Plan (ACOP) to update policies as they relate to the self-certification of assets and new HUD regulations regarding the treatment of retirement accounts. (For Possible Action)
  - c) Discussion and possible approval of Resolution 24-09-03 RH authorizing the Executive Director to open and administer bank accounts including the operating account, security deposit account, replacement reserves account, and/or other accounts as required by Railyard Flats, LLC to support the Railyard Flats project. (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 to enter into a contract for up to \$ \$16,689,709 with Plenium Builders for General Contract Services with a Guaranteed Maximum Price of \$16,689,709 for the Stead Manor Rehabilitation Project. (For Possible Action)
  6. Discussion and possible approval of supplemental Resolution 24-09-04 RH approving the obligation of an additional \$524,570.00 in Capital Funds for a total of \$1,800,000.00 in Capital Funds as part of the financing for the rehabilitation of Silverada Manor. (For Possible Action)

Closed Session:

7. 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:
  - Discussion and legal analysis of Right of First Refusal, potential sales options, and or other options for the property located at Parcel 4-B of Paradise Retail I, LLC, Sparks, Nevada (also known as Paradise Plaza) and estimated budgets associated with various potential scopes of work to renovate the site and address needed pest mitigation. (Discussion Only)

Reconvene Open Session:

8. Discussion and possible direction to staff regarding potential next actions, budgets and/or scopes of work for the property located at Parcel 4-B of Paradise Retail 1, LLC, Sparks, Nevada (also known as Paradise Plaza). (For Possible Action)
9. Discussion regarding findings of geotechnical investigation services for pavement replacement at Ala Moana Apartments and possible approval of \$1,286,915 bid by Spanish Springs Construction, Inc. for pavement rehabilitation at Ala Moana Apartments. (For Possible Action)
10. Discussion and quarterly update on the RHA development projects including, but not limited to:
  1. Dick Scott Manor
  2. Railyard Flats
  3. Silverada Manor
  4. Hawk View Apartments
  5. John McGraw & Silver Sage Apartments
  6. Stead Manor
  7. Carville Court
  8. Paradise Plaza
  9. Reno Avenue  
(Discussion only)
11. Discussion regarding designing and evaluating a Direct Rental Assistance program as a Local Non-Traditional activity under RHA's Moving to Work program. (For Discussion Only)
12. Presentation by Josh Stice, RHA Director of Information Technology, on the IT Department and its current projects. (Discussion Only)
13. Discussion and review of the final draft of RHA's FY 2024 MTW Annual Report prior to submittal to the U.S. Department of Housing and Urban Development (HUD). (For Discussion Only)
14. Discussion to determine desire for a 2024 Board retreat and potential selection of date. (Discussion Only)
15. Additional Items:
  - a) General matters of concern to Board Members regarding matters not appearing on the agenda. (Discussion)
  - b) Reports on conferences and trainings. (Discussion)
  - c) Old and New Business. (Discussion)
  - d) Request for Future Agenda Topics (Discussion)
  - e) Schedule of next meeting. The following dates have been scheduled in advance but are subject to change at any time:  
Tuesday, October 22, 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 September 19, 2024*

*Colleen Montgomery-Beltran*

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*By: Colleen Montgomery-Beltran  
Interim Executive Administrative Assistant*