

**MINUTES OF THE REGULAR MEETING
HOUSING AUTHORITY OF THE CITY OF RENO
BOARD OF COMMISSIONERS
October 22, 2024**

The meeting of the Board of Commissioners of the Housing Authority of the City of Reno (Agency) was called to order by Chairman Aiazzi at 12:05pm on Tuesday, October 22, 2024, in the Agency's Boardroom.

Commissioners Present

Dave Aiazzi, Chairman
Mark Sullivan, Vice Chairman
Kathleen Taylor, Commissioner

Commissioners Absent

Dejanae Solley, Commissioner
Mayor Hillary Schieve

Staff Present

Dr. Hilary Lopez, Ph.D., Executive Director
Heidi McKendree, Deputy Executive Director
Darren Squillante, Director of HR
JD Klippenstein, Director of Development
Kristin Scott, Director of Asset Management
Jeremy Stocking, Director of Resident Services
Jerri W. Conrad, Government & Public Affairs Manager

Staff Present (continued)

Josh Stice, Director of IT
Brenda Freestone, WAHC
Jamie Newfelt, Director of Rental Assistance
Jeff Tenenbaum, Director of Finance
Kim Anhalt, Director of MTW

Ryan Russell, Legal Counsel (via Zoom)

Others Present

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

- **Call to order and roll call.**
- **Introduction of guests.**

None

- **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.

There were no public comments.

- **Approval of agenda. (For Possible Action)**

Commissioner Taylor motioned to approve the agenda. Vice Chairman Sullivan seconded the motion. Hearing no further discussion, Chairman Aiazzi called for the vote. All were in favor with 3 ayes, no nays.

- 1. Approval of the minutes of the regular Board Meeting held October 22, 2024. (For Possible Action)**

Commissioner Taylor motioned to approve the minutes. Vice Chairman Sullivan seconded the motion. Hearing no further discussion, Chairman Aiazzi called for the vote. All were in favor with 3 ayes, no nays. Chairman Aiazzi declared the motion carried.

- 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 24-10-05 RH approving the updated Utility Allowance schedules for the Public Housing, Housing Choice Voucher, and Project Based Voucher programs with an effective date of January 1, 2025. (For Possible Action)**

After a brief discussion, Chairman Aiazzi called for a motion on Consent Agenda Item A. Commissioner Taylor motioned to approve. Vice Chairman Sullivan seconded the motion. With no further questions, Chairman Aiazzi called for the vote. With 3 ayes and no nays, Chairman Aiazzi declared the motion carried unanimously.

- B. Analysis of Exception Payment Standards and possible adoption of Resolution 24-10-06 RH approving the updated Basic and Exception Payment Standard schedules for the Housing Choice Voucher and Project Based Voucher programs with an effective date of January 1, 2025. (For Possible Action)**

Once questions were answered, Chairman Aiazzi called for a motion on Consent Agenda Item B. Commissioner Taylor motioned to approve. Vice Chairman Sullivan seconded the motion. With no further questions, Chairman Aiazzi called

for the vote. With 3 ayes and no nays, Chairman Aiazzi declared the motion carried unanimously.

- C. Possible adoption of Resolution 24-10-07 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 annual required HUD update of Payment Standards and Utility Allowances, MTW Plan approved changes related to Interim Recertifications and Medical Deductions, and updates related to the implementation of Housing Opportunities Through Modernization Act (HOTMA) regulations. (For Possible Action)**

- D. Possible adoption of Resolution 24-10-08 RH approving a revision to the Housing Authority of the City of Reno's Admissions and Continued Occupancy Plan (ACOP) to update the policies as they relate to the annual required HUD update of Flat Rents, MTW Plan approved changes related to Interim Recertifications and Medical Deductions, general updates regarding changes in position titles and updates related to the implementation of Housing Opportunities Through Modernization Act (HOTMA) regulations. (For Possible Action)**

- E. Possible adoption of Resolution 24-10-09 RH approving the assignment of sixteen (16) Project Based Vouchers to Silver Sage Court. (For Possible Action)**

- F. Possible adoption of Resolution 24-10-10 RH approving the assignment of up to thirteen (13) new Project Based Vouchers to Scattered Site units for use in RHA's approved MTW Mobility Demonstration activity (2014-02). (For Possible Action)**

- G. Discussion and possible approval of the HUD Capital Funds breakdown for the previously approved John McGraw Court Rehabilitation Project including \$843,197 in HUD Capital Funds from Capital Fund Years 2021, 2022, 2023, and 2024 and previously approved Stead Manor Rehabilitation Project including \$1,485,478 in HUD Capital Funds from Capital Fund Years 2021, 2023 and 2024. (For Possible Action)**

After some discussion, Chairman Aiazzi called for a motion on the balance of the Consent Agenda items C through G. Vice Chairman Sullivan motioned to approve. Commissioner Taylor seconded the motion. With no further questions, Chairman Aiazzi called for the vote. With 3 ayes and no nays, Chairman Aiazzi declared the motion carried.

3. Commissioner Reports. (Discussion)

None

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

RHA Executive Director, Dr. Hilary Lopez, referencing the full report of agency activities in the packet, highlighted items of interest regarding RHA's activities and programs.

5. Discussion and possible approval to reclassify the Maintenance Groundskeeper position at Grade 18 to a Maintenance I position at Grade 16 based on the repositioning of Silverada Manor and the additional units added to RHA's portfolio from Dick Scott, Railyard Flats, and Reno Ave. The fiscal impact of this change is \$4,097 annually. (For Possible Action)

Legal counsel, Ryan Russell, explained that this reclassification of the Maintenance Groundskeeper position was specifically agendized as a reclassification because it's necessary based on the requirements for the Silverada project, and reclassification is very specifically a management decision that doesn't spark reopening of the agreement with the union.

After discussion, Chairman Aiazzi called for a motion. Vice Chairman Sullivan motioned to approve. Commissioner Taylor seconded the motion. With no further questions, Chairman Aiazzi called for the vote. With 3 ayes and no nays, Chairman Aiazzi declared the motion carried unanimously.

6. Discussion and possible acceptance of \$100,000 in Federal Home Loan Bank of San Francisco AHEAD grant funds to support youth and adults in achieving greater economic self-sufficiency. (For Possible Action)

Hearing no questions, Chairman Aiazzi called for a motion. Vice Chairman Sullivan motioned to approve the acceptance of \$100,000 in grant funds. Commissioner Taylor seconded the motion. Chairman Aiazzi called for the vote. With 3 ayes and no nays, Chairman Aiazzi declared the motion carried.

7. Discussion to determine desire for a 2024 Board retreat and potential selection of date and location. (Discussion Only)

After much discussion, it was decided that the annual meeting to elect the officers for the 4 entities, each with a separate agenda, will occur on December 17 at 10am and the regular December Board of Commissioners meeting, with its own separate agenda, will follow at approximately 11am on the same day.

8. 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, November 19, 2024, and Tuesday, December 17, 2024.
(For Possible Action)**

No additional items were discussed.

- 9. 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.**

None

10. Adjournment.

Chairman Aiazzi declared the meeting adjourned at 12:50pm.