

**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, December 17, 2024**  
**TIME: 10:00 a.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, December 13, 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.
1. Approval of agenda. (For Possible Action)
  2. Approval of the minutes of the Regular and Closed Session Board Meeting held on November 19, 2024, Closed Session minutes from February 27, 2024, Special Meeting minutes from March 6, 2024, and Regular Board meeting minutes from March 26, 2024. (For Possible Action)
  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.) (For Possible Action)
    - A. Possible approval of Commissioner Taylor's request to expend \$1,000 of her Contingency Fund allotment to purchase bus passes for RHA to make available to its clients and community partners.

- B. Possible adoption of Resolution **24-12-01 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 application of changes to the Payment Standards caused by the implementation of Housing Opportunities Through Modernization Act (HOTMA) regulations, and to update the definition of a full-time student. (For Possible Action)
  - C. Possible adoption of Resolution **24-12-02 RH** approving a revision to the Housing Authority of the City of Reno's Admission and Continued Occupancy Plan (ACOP) for the Public Housing program to update the definition of a full-time student. (For Possible Action)
  - D. Discussion and possible adoption of Resolution **24-12-03 RH** approving a revision to the Administrative Plan for the Homeless Prevention Program to refine the assistance provided by RHA to eligible households. (For Possible Action)
4. Commissioner Reports. (Discussion)
  5. 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  
(Discussion)
  6. Discussion and possible adoption of Resolution **24-12-04 RH** approving the demolition of Hawk View Apartments prior to financial closing and disposition of the property for redevelopment of the site and authorizing the Executive Director to contract for demolition. Total fiscal impact of up to \$900,000 in previously authorized funds. (For Possible Action)
  7. Discussion and possible direction to staff regarding upcoming State of Nevada legislation session. (For Possible Action)
  8. Discussion and possible direction to staff regarding future use of 870 Sage Street, Reno, which may include holding the property for use by UNR Early Head Start Childcare, renting the property to Washoe Affordable Housing Corporation, relocating RHA staff to the site, or other uses. (Discussion Only)
  9. Discussion and quarterly update on the RHA development projects including, but not limited to:
    1. Railyard Flats

2. Silverada Manor
3. Hawk View Apartments
4. John McGraw & Silver Sage Apartments
5. Stead Manor
6. Carville Court
7. Reno Avenue  
(Discussion only)

10. 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, January 28, 2025, and Tuesday, February 25, 2025.  
(For Possible Action)

11. 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.

12. 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 December 12, 2024*

*Colleen Montgomery-Beltran*

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By: Colleen Montgomery-Beltran  
Executive Administrative Assistant