

**MINUTES OF THE REGULAR MEETING
HOUSING AUTHORITY OF THE CITY OF RENO
BOARD OF COMMISSIONERS
November 19, 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, November 19, 2024, in the Agency's Boardroom.

Commissioners Present

Dave Aiazzi, Chairman
Mark Sullivan, Vice Chairman (Zoom)
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)

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

Ryan Russell, Legal Counsel

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.

1. Approval of agenda. (For Possible Action)

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

2. 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.

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)

No items.

4. Commissioner Reports. (Discussion)

None

5. 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.

Chairman Aiazzi suggested items 8 through 13 be addressed prior to the Closed Session. The commissioners agreed. Item 8 was addressed next.

Closed Session:

6. 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 possible direction to staff regarding the potential acquisition of 2026 I Street in Sparks, Nevada, for future development of affordable housing. (Discussion Only)
- Discussion and update on legal analysis of Right of First Refusal, potential sales options, potential lobby lease 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. No Open Session action will be taken on this item. (Discussion Only)

Reconvene Open Session:

7. Discussion and possible direction to staff regarding the potential acquisition of 2026 I Street in Sparks, Nevada, for future development of affordable housing. (For Possible Action)

This item was only discussed in Closed Session. No Open Session action was taken.

8. Discussion and possible approval of Resolution 24-11-01 RH approving the closing of financing on approximately \$90 million in federal, state, and private sources for the redevelopment of Hawk View Apartments. (For Possible Action)

RHA's Director of Development, JD Klippenstein, presented the authorizing resolution 24-11-01 RH for the Hawk View project, indicating that it was similar to the resolution for the Silverada redevelopment project.

After much discussion, Vice Chairman Sullivan motioned to approve resolution 24-11-01, seconded by Commissioner Taylor. With all ayes and no nays, Chairman Aiazzi declared the motion carried.

9. Discussion and possible approval of the loan agreement between the Washoe County HOME Consortium and RHA for \$1,000,000 in HOME funds to support the rehabilitation of Silver Sage Court. (For Possible Action)

RHA's Director of Development, JD Klippenstein, presented that the loan agreement between RHA and the Washoe County HOME Consortium, is ready to be finalized pending Board approval.

After a brief discussion, Commissioner Taylor moved to approve the loan agreement. Vice Chairman Sullivan seconded the motion. Chairman Aiazzi declared the motion carried.

10. Discussion and possible approval of a 5-Year Capital Improvement Plan for RHA's Community Benefit Properties managed by CloudTen which includes Ala Moana Apartments, Prater Way, Colonial Court, Sarrazin Arms, and Idlewild Townhomes. (For Possible Action)

RHA's Director of Development, JD Klippenstein, emphasized that this is a draft 5-year capital improvement plan (CIP) for the five properties that RHA owns as part of RHA's community benefit properties, but are managed separately by CloudTen. This CIP was requested following a conversation with the Board regarding improvements at Ala Moana Apartments, who requested more context and information about prioritizing improvements on that part of RHA's portfolio.

No action was made on this item.

11. Discussion and possible direction to staff on proposed new MTW FY26 activities. (For Discussion Only)

RHA's MTW coordinator, Kim Anhalt, proposed 4 new MTW initiatives.

- Direct Rental Assistance
- Creation of an alternative inspection policy for newly constructed properties
- Limiting the LIHTC assisted units to the basic payment standard
- Direct referral program for people transitioning out of the transitional housing and allowing them to just get on the wait list, even if that wait list happens to be closed.

There was some discussion on the need to approve the MTW activities before the administration change to ensure continuity.

No action was taken on this item.

12. Discussion and possible direction to staff on agenda items for the December 17, 2024, annual meeting. (For Discussion Only)

RHA's Executive Director, Dr. Hilary Lopez, outlined the agenda for the December 17 meeting, including review of goals, proposed evaluation tools, potentially reviewing the bylaws, and RHA's entity annual meetings and elections.

13. 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.

14. 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

15. Adjournment.

Chairman Aiazzi declared the meeting adjourned at 1:23pm.