



Board of Commissioners:

William McCurdy II, Chairperson
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Marissa Brown, Commissioner
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Richard Cherchio, Commissioner
Carrie Cox, Commissioner
Michael Dismond, Commissioner
LuChana Turner, Commissioner
Lewis Jordan, Executive Director

**NOTICE OF THE REGULAR MEETING OF THE
BOARD OF COMMISSIONERS OF
THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
TO BE HELD ON MONDAY, JUNE 24, 2024
AT 12:00 PM
IN THE COMMISSION CHAMBERS
340 N. 11TH STREET, LAS VEGAS, NEVADA**

If you wish to speak on an item marked "For Discussion and Possible Action" appearing on this agenda, please fill out a Public Comment Interest Card, which is located in front of the Commission Chambers, and submit the comment card to staff sitting in the Commission Chambers. If you wish to speak to the Board about items within its authority but not appearing as an "Action" item on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, clearly state your name and address, and spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chairperson or the Board by majority vote.

The agenda is available on the Southern Nevada Regional Housing Authority website, <http://www.snrha.org>. For copies of agenda items and supporting backup materials, please contact Ms. Jessica Walker, Executive Coordinator, at (702) 477-3110 or jwalker2@snvrha.org. A recording of the meeting is posted on the agency's website or can be obtained on a flash drive by contacting Mr. Tommy Albert, Information Technology Specialist, at (702) 477-3160 or talbert@snvrha.org. For more information regarding the Southern Nevada Regional Housing Authority, you may call (702) 477-3100 or visit our website at <http://www.snrha.org>.

To practice social distancing, a limited number of seats will be available to the public. If you would like to provide public comment or citizen participation, please provide your statements to include your name and address to Ms. Jessica Walker, Executive Coordinator, at jwalker2@snvrha.org before 9:00 AM on Monday, June 24, 2024. Your comments and participation will be read into the record.

The meeting has been properly noticed and posted in the following locations:

Southern Nevada Regional Housing Authority
Administrative Office (North Campus)
340 N. 11th Street
Las Vegas, NV 89101
(Principal Office)

Southern Nevada Regional Housing Authority
Housing Programs Office
380 N. 11th Street
Las Vegas, NV 89101

Southern Nevada Regional Housing Authority
Administrative Office (South Campus)
5390 E. Flamingo Rd
Las Vegas, NV 89122

Clark County Government Center
500 S. Grand Central Pkwy.
Las Vegas, NV 89155

City of Las Vegas
495 S. Main Street
Las Vegas, NV 89101

City of Henderson
240 Water Street
Henderson, NV 89015

City of North Las Vegas
2250 N. Las Vegas Blvd.
North Las Vegas, NV 89030

SECTION 1. OPENING CEREMONIES

CALL TO ORDER

1. ROLL CALL

2. PUBLIC COMMENT

Public comment during this portion of the Agenda must be limited to matters on the agenda for action. If you wish to be heard, come to the podium and give your name for the record. The amount of discussion, as well as the amount of time any single speaker is allowed, will be limited to three (3) minutes. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chairperson or the Board by majority vote. Public comment that is repetitious, slanderous, offensive, and inflammatory amounts to personal attacks or interferes with the rights of other speakers is not allowed. Any person who acts in violation of these rules will be excused for the remainder of the meeting.

3. APPROVAL OF MINUTES:

- Approval of the Regular Board Meeting Minutes on April 25, 2024.

4. APPROVAL OF AGENDA WITH THE INCLUSION OF ANY EMERGENCY ITEMS AND DELETION OF ANY ITEMS. (FOR DISCUSSION AND POSSIBLE ACTION)

SECTION 2. BUSINESS ITEMS

5. Receive report from the Executive Director on administrative and operational activities of the agency

SECTION 3. CONSENT AGENDA: ITEM NO. 06

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| <ul style="list-style-type: none">• The Board of Commissioners for the Southern Nevada Regional Housing Authority may remove an item from the agenda or delay discussion and action relating to an item at any time.• Consent Agenda - The Board of Commissioners considers all matters in this sub-category to be routine and may be acted upon in one motion. Most agenda items are phrased for positive action. However, the Board may take other actions such as hold, table, amend, etc.• Consent Agenda items are routine and can be taken in one motion unless a Commissioner requests that an item be taken separately. The Chair will call for public comment on these items before a vote. For all items left on the Consent Agenda, the action taken will be the staff's recommendation as indicated on the item.• Items taken separately from the Consent Agenda by Commission members at the meeting will be heard following the Commissioners'/Executive Director's Recognition Section. |
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Finance

6. Approval of Request to Write-Off Outstanding Tenant Accounts Receivable/Vacated Accounts for the Periods Ending March 31, 2024 and April 30, 2024

Background: After review of all vacated tenant accounts for March & April 2024, the SNRHA Finance Department recommends that the vacated tenant accounts totaling \$68,802 or 3.10% of March & April 2024 rental income, be written off as uncollectible. This includes \$31,110 or 2.63% of March & April 2024 Public Housing Program rental income and \$37,692 or 3.64% of March & April 2024 Affordable Housing Program rental income. Each of the accounts proposed for write-off is itemized and a summary is provided in the backup documentation.

Action Requested: The Executive Director requests the Board to review and approve to write off the proposed vacated tenant accounts for March & April 2024 totaling \$68,802 as uncollectible. Once approved, the write-off report will be submitted to the collection agency.

END OF CONSENT AGENDA

SECTION 4. COMMISSIONERS'/EXECUTIVE DIRECTOR'S RECOGNITIONS

7. Acknowledgement of our Departed

SECTION 5. ITEMS TAKEN SEPARATELY FROM THE CONSENT AGENDA

For Discussion and Possible Action:

Items under this Section are open for discussion and possible action.

Finance

8. Approval of the Annual Independent Audit Report for Period Ending September 30, 2023

Background: Rector, Reeder & Lofton, PC completed the Annual Audit of Southern Nevada Regional Housing Authority's financial statements for the year ended September 30, 2023. An audit exist conference meeting was held on April 18, 2024. Mr. Dale Rector and staff, addressed items in the management letter, and identified one finding, during the meeting. A final draft report will be emailed, along with the Management Letter. Dale Rector, of Rector, Lofton, & Reeder, will be to present the Final Draft FY 2023 Audit, and will be available to answer any questions by video conference. There was one finding in the Housing Choice Voucher program during the fiscal year ending September 30, 2023.

Action Requested: The Executive Director requests the Board to review and approve the FY2023 Annual Audit for SNRHA for Fiscal Year ending September 30, 2023.

9. **Approval of Southern Nevada Regional Housing Authority’s Operating Budget Revision for Fiscal Year Ending September 30, 2024**

Background: Approval of the FY2024 Revised Budgets for the SNRHA’s Conventional Low Rent Program, the Central Office Cost Center (COCC), the Housing Choice Voucher Program, the Affordable Housing Program, the Neighborhood Stabilization Program, as well as agency grants. This budget covers our estimated operating receipts and expenditures, along with some non-routine expenditure. Upon Board approval, the SNRHA will adopt the Fiscal Year 2024 Revised Operating Budgets.

Action Requested: The Executive Director requests the Board to review and approve the Operating Budget Revision for SNRHA for Fiscal Year Ending September 30, 2024.

Executive

10. **Approval of Resolution No. SNRHA-127; FY2025 Annual Agency Plan**

Background: The FY2025 Annual Plan was submitted for 45 Day Public Comment Period on Thursday, April 25, 2024. The Public Comment Period closed on Tuesday, June 17, 2024, after the Public Hearing, which was held at 5:00 pm in the Commission Chambers located at 340 North 11th Street. The Plan was reviewed with the RAB Board on Wednesday, May 22, 2024.

Action Requested: The Executive Director requests the Board to review and approve Resolution No. SNRHA-127 FY2025 Annual Agency Plan, as presented.

Development & Modernization

11. **Approval to Award Contract No. C24010 in the Amount of \$152,000 for the Rehabilitation of 4621 Hutchinson Dr. to Validity Construction Services LLC**

Background: The SNRHA Procurement Department conducted competitive selection process Invitation for Bid (IFB) number B24010 for a period of 30 days to procure a contractor to rehabilitate the public housing single-family home located at 4621 Hutchinson Dr.

The SNRHA Procurement Department used the online bidding service NGEM to advertise this project where 5,187 firms were notified of the project and 24 downloaded the solicitation package. By the solicitation closing date of May 6, 2024, two (2) firms had submitted proposals, Validity Construction Services LLC and T4 Construction, LLC. After review of both bids, Validity Construction Services LLC was found to be the lowest, responsive bidder with a bid amount of \$152,000.00. Validity Construction is an African-American owned company with Zain Burke owning 80% of the company and Jeff Villa owning 20%.

This project is subject to Section 3 regulations as pursuant to 24 CFR Part 135. Validity

Construction stated they will comply with Section 3 requirements. Mr. Burke or a representative is present to answer any questions the Board may have.

Action Requested: The Executive Director requests the Board to review and approve awarding Contract No. C24010 to Validity Construction Services LLC in the amount of \$152,000.00 for the rehabilitation of the public housing, single-family home located at 4621 Hutchinson Dr.

12. Approval of Resolution No. SNRHA-126 Authorizing the Executive Director to Submit Disposition Applications for the Vacant Lots Located at the Corners of Duncan & Edwards, 28th & Sunrise, and the Former Rose Gardens to HUD

Background: The Executive Director is requesting the board approve Southern Nevada Regional Housing Authority resolution number SNRHA-126 which authorizes the Executive Director, or his designee, to submit disposition applications to HUD as required for the development of the vacant lots located at the corners of 28th St. & Sunrise Ave., and Duncan Dr. & Edward Ave., and the site of the old Rose Gardens Apartments.

The SNRHA has partnered with the Michaels Organization to develop low-income housing on the vacant lots at Duncan and Edwards and 28th and Sunrise. The SNRHA has partnered with McCormack Baron Salazar, Inc. to develop low-income housing on the site of the previously demolished Rose Gardens Apartments. Both partnerships were approved by the board at the September 7, 2023 commissioners meeting

Action Requested: The Executive Director requests the Board to review and approve Resolution Number SNRHA-126 authorizing the Executive Director and/or his designee to submit disposition applications for the vacant lots at Duncan & Edwards, 28th & Sunrise, and Old Rose Gardens to HUD for the development of new, low-income housing.

13. Approval to Amend Protocol for Naming Southern Nevada Regional Housing Authority Buildings

Background: The Southern Nevada Regional Housing Authority (SNRHA) received approval, at its July 21, 2011 Regular Board of Commissioner Meeting, of a protocol to establish a formal process to name buildings and structures that it owns.

The Executive Director requested a review of the current naming protocol by legal counsel to determine how it related to the naming of federal buildings and other public entities procedures. As a result of researching the policies of several public entities, including other housing authorities, a more streamlined and effective protocol has been developed to name buildings and structures owned by the SNRHA. The process will allow input from the Board, Staff, Residents, and the Public.

Action Requested: The Executive Director requests the Board to review and approve the suggested amendment to the agency's building naming protocol.

Procurement

14. Approval to Increase Contract, c23033 in the Amount of \$310,000.00 for Agency-Wide Temporary Employment Services

Background: As pursuant to Contract Number c23033, the SNRHA’s Executive Office requests approval to increase this contract for the above-noted services. Due to FY24 Budget Revision projections across the agency for temporary staffing coverage. As well as short-staffed FTE positions that have not been filled across the agency. This increase will cover FY24 projections for the remainder of the fiscal year, pending unpaid invoices, and existing Purchase Order requests, that have not been received or invoiced yet.

This contract was initially for one year with four one-year renewal options. The original contract amount was \$150,000.00 for FY23, approved by the Board; FY24 Renewal amount was \$150,000.00; additional increases for FY24 (April, 2024) was \$100,000.00 and in May, 2024 for \$50,000.00, which brings us to the current request of \$310,000.00 for a total of \$760,000.00 on the Manpower contract. Manpower is a public-held company.

**Note: \$100,000.00 of the \$310,000.00 increase amount will be ear-marked for the New Apprenticeship Program, that is being initiated during end of this month.*

Action Requested: The Executive Director requests the Board to review and approve to increase contract number c23033 for SNRHA’s Temporary Employment Services (due to being short-staffed across the agency) to Manpower of Southern Nevada, to be utilized agency-wide in the amount of \$310,000.00 for the remainder of this fiscal year, FY24, September 30, 2024, bringing the total not to exceed amount of \$760,000.00.

SECTION 6. NEW BUSINESS ITEMS - *New business items may be brought up during this time by any board member using the proper motion procedure. Items under this Section are open for discussion and possible action.*

END OF ITEMS OPEN FOR DISCUSSION AND POSSIBLE ACTION

COMMENTS BY THE GENERAL PUBLIC

Items raised under this portion of the Agenda cannot be deliberated or acted upon by the Board of Commissioners for the Southern Nevada Regional Housing Authority until the notice provisions of the Open Meeting Law have been complied with. If you wish to speak on matters not listed on the posted Agenda, please step to the podium and clearly state your name and address, and please spell your last name for the record. The amount of time any single speaker is allowed will be limited to three (3) minutes. Public comment that is repetitious, slanderous, offensive, and inflammatory amounts to personal attacks or interferes with the rights of other speakers is not allowed. Any person who acts in violation of these rules will be excused for the remainder of the meeting. All comments by speakers should be relevant to the Board of Commissioners of the Southern Nevada Regional Housing Authority.

ADJOURNMENT