

**NOTICE OF THE ANNUAL MEETING OF THE BOARD OF DIRECTORS OF
LANDSMAN FAMILY, LLC
(AN AFFILIATE OF THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY)
TO BE HELD ON THURSDAY, OCTOBER 16, 2025
AT 12:00 PM
IN THE COMMISSION CHAMBERS
AT 340 N. 11TH STREET, LAS VEGAS, NEVADA**

ALL ITEMS ON THIS AGENDA ARE FOR POSSIBLE ACTION UNLESS OTHERWISE NOTED

1. **ROLL CALL**
2. **APPROVAL OF AGENDA**
3. **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, may be limited. 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.*
4. **Approval of the Operating Budget For the Landsman Gardens Fiscal Year Ending December 31, 2026**

Background: Attached is the Landsman Gardens Apartments Budget for FY 2026, which is managed by Affordable Housing Program of SNRHA. This budget covers twelve (12) months of estimated operating receipts and expenditures for December 31, 2026. Upon Board Approval, the SNRHA will adopt the Landsman Gardens Apartments Fiscal Year 2026 Operating Budget. This is a Rental Assistance Demonstration (RAD) project which converted in FY 2014.

Action Requested: The Executive Director requests that the Board approve the Operating budget for Landsman Gardens Apartments for FY December 31, 2026.

5. **CITIZEN PARTICIPATION** *Items raised under this portion of the Agenda cannot be deliberated or acted upon by the Board of Directors of Landsman Family, LLC until the notice provisions of the Open Meeting Law have been complied with. If you wish to speak on matters on or off the Agenda, please step up to the podium and clearly state your name and address. In consideration of others, avoid repetition, and limit your comments to no more than three (3) minutes.*

ADJOURNMENT

**NOTICE OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS OF
BIEGGER ESTATES, LLC
(AN AFFILIATE OF THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY)
TO BE HELD ON THURSDAY, OCTOBER 16, 2025
IMMEDIATELY FOLLOWING LANDSMAN FAMILY LLC.
IN THE COMMISSION CHAMBERS
AT 340 N. 11TH STREET, LAS VEGAS, NEVADA**

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4. **Approval of the Operating Budget For the Biegger Estates Fiscal Year Ending December 31, 2026**

Background: Attached is the Biegger Estates Apartments Budget for FY 2026, which is managed by the Affordable Housing Program of SNRHA. This budget covers twelve (12) months of estimated operating receipts and expenditures for December 31, 2026. Upon Board Approval, the SNRHA will adopt the Biegger Estates Apartments Fiscal Year 2026 Operating Budget. This is a Rental Assistance Demonstration (RAD) project which converted in FY 2016.

Action Requested: The Executive Director requests that the Board approve the Operating budget for Biegger Estates Apartments for FY December 31, 2026.
5. **CITIZEN PARTICIPATION** *Items raised under this portion of the Agenda cannot be deliberated or acted upon by the Board of Directors of Biegger Estates, LLC until the notice provisions of the Open Meeting Law have been complied with. If you wish to speak on matters on or off the Agenda, please step up to the podium and clearly state your name and address. In consideration of others, avoid repetition, and limit your comments to no more than three (3) minutes.*

ADJOURNMENT

**NOTICE OF THE ANNUAL MEETING OF THE BOARD OF DIRECTORS OF
OTTO MERIDA VILLAS, LLC
(AN AFFILIATE OF THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY)
TO BE HELD ON THURSDAY, OCTOBER 16, 2025
IMMEDIATELY FOLLOWING BIEGGER ESTATES, LLC
IN THE COMMISSION CHAMBERS
AT 340 N. 11TH STREET, LAS VEGAS, NEVADA**

ALL ITEMS ON THIS AGENDA ARE FOR POSSIBLE ACTION UNLESS OTHERWISE NOTED

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4. **Approval of the Operating Budget For the Otto Merida Desert Villas Fiscal Year Ending December 31, 2026**

Background: Attached is the Otto Merida Desert Villas Budget for FY 2026, which is managed by the Affordable Housing Program of SNRHA. This budget covers twelve (12) months of estimated operating receipts and expenditures for December 31, 2026. Upon Board Approval, the SNRHA will adopt the Otto Merida Desert Villas Fiscal Year 2026 Operating Budget. This is a Mixed Finance project which converted in FY 2004.

Action Requested: The Executive Director requests that the Board approve the Operating budget for Otto Merida Desert Villas or FY December 31, 2026

5. **CITIZEN PARTICIPATION** *Items raised under this portion of the Agenda cannot be deliberated or acted upon by the Board of Directors of Otto Merida Villas, LLC until the notice provisions of the Open Meeting Law have been complied with. If you wish to speak on matters on or off the Agenda, please step up to the podium and clearly state your name and address. In consideration of others, avoid repetition, and limit your comments to no more than three (3) minutes.*

ADJOURNMENT

**NOTICE OF THE ANNUAL MEETING OF THE BOARD OF DIRECTORS OF
VERA JOHNSON B, LLC
(AN AFFILIATE OF THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY)
TO BE HELD ON THURSDAY, OCTOBER 16, 2025
IMMEDIATELY FOLLOWING OTTO MERIDA VILLAS, LLC
IN THE COMMISSION CHAMBERS
AT 340 N. 11TH STREET, LAS VEGAS, NEVADA**

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4. **Approval of the Operating Budget For the Vera Johnson B Fiscal Year Ending December 31, 2026**

Background: Attached is the Vera Johnson B Apartments Budget for FY 2026, which is managed by HAND Management Company. This budget covers twelve (12) months of estimated operating receipts and expenditures for December 31, 2026. Upon Board Approval, the SNRHA will adopt the Vera Johnson B Apartments Fiscal Year 2026 Operating Budget. This is a Rental Assistance Demonstration (RAD) project which converted in FY 2016.

Action Requested: The Executive Director requests that the Board approve the Operating budget for Vera Johnson B Apartments for FY December 31, 2026.
5. **CITIZEN PARTICIPATION** *Items raised under this portion of the Agenda cannot be deliberated or acted upon by the Board of Directors of Vera Johnson B, LLC until the notice provisions of the Open Meeting Law have been complied with. If you wish to speak on matters on or off the Agenda, please step up to the podium and clearly state your name and address. In consideration of others, avoid repetition, and limit your comments to no more than three (3) minutes.*

ADJOURNMENT

**NOTICE OF THE ANNUAL MEETING OF THE BOARD OF DIRECTORS OF
ROSE GARDEN SENIOR APARTMENTS, LLC
(AN AFFILIATE OF THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY)
ON THURSDAY, OCTOBER 16, 2025
IMMEDIATELY FOLLOWING VERA JOHNSON B, LLC
IN THE COMMISSION CHAMBERS
AT 340 N. 11TH STREET, LAS VEGAS, NEVADA**

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4. **Approval of the Operating Budget For the Rose Garden Fiscal Year Ending December 31, 2026**

Background: Attached is the Rose Garden Apartments Budget for FY 2026, which is managed by HAND Management Company. This budget covers twelve (12) months of estimated operating receipts and expenditures for December 31, 2026. Upon Board Approval, the SNRHA will adopt the Rose Garden Apartments Fiscal Year 2026 Operating Budget. This is a Rental Assistance Demonstration (RAD) project which converted in FY 2018.

Action Requested: The Executive Director requests that the Board approve the Operating budget for Rose Garden Apartments for FY26 ending December 31, 2026.

5. **CITIZEN PARTICIPATION** *Items raised under this portion of the Agenda cannot be deliberated or acted upon by the Board of Directors of Rose Garden Senior Apartments, LLC until the notice provisions of the Open Meeting Law have been complied with. If you wish to speak on matters on or off the Agenda, please step up to the podium and clearly state your name and address. In consideration of others, avoid repetition, and limit your comments to no more than three (3) minutes.*

ADJOURNMENT

**NOTICE OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS OF
ESPINOZA TERRACE, LLC
(AN AFFILIATE OF THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY)
TO BE HELD ON THURSDAY, OCTOBER 16, 2025
IMMEDIATELY FOLLOWING ROSE GARDEN SENIOR APARTMENTS, LLC
IN THE COMMISSION CHAMBERS
AT 340 N. 11TH STREET, LAS VEGAS, NEVADA**

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4. **Approval of the Operating Budget For the Espinoza Terrance Fiscal Year Ending December 31, 2026**

Background: Attached is the Espinoza Terrance Apartments Budget for FY 2026, which is managed by the Affordable Housing Program of SNRHA. This budget covers twelve (12) months of estimated operating receipts and expenditures for December 31, 2026. Upon Board Approval, the SNRHA will adopt the Espinoza Terrance Apartments Fiscal Year 2026 Operating Budget. This is a Rental Assistance Demonstration (RAD) project which converted in FY 2018.

Action Requested: The Executive Director requests that the Board approve the Operating budget for Espinoza Terrance Apartments for FY December 31, 2026.

5. **CITIZEN PARTICIPATION** *Items raised under this portion of the Agenda cannot be deliberated or acted upon by the Board of Directors of Espinoza Terrace, LLC until the notice provisions of the Open Meeting Law have been complied with. If you wish to speak on matters on or off the Agenda, please step up to the podium and clearly state your name and address. In consideration of others, avoid repetition, and limit your comments to no more than three (3) minutes.*

ADJOURNMENT

**NOTICE OF THE ANNUAL MEETING OF THE BOARD OF DIRECTORS OF
ARCHIE GRANT, LLC
(AN AFFILIATE OF THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY)
TO BE HELD ON THURSDAY, OCTOBER 16, 2025
IMMEDIATELY FOLLOWING ESPINOZA TERRACE, LLC
IN THE COMMISSION CHAMBERS
AT 340 N. 11TH STREET, LAS VEGAS, NEVADA**

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4. **Approval of the Operating Budget For the Archie Grant Park Fiscal Year Ending December 31, 2026**

Background: Attached is the Archie Grant Park Apartments Budget for FY 2026, which is managed by Affordable Housing Program of SNRHA. This budget covers twelve (12) months of estimated operating receipts and expenditures for December 31, 2026. Upon Board Approval, the SNRHA will adopt the Archie Grant Park Apartments Fiscal Year 2026 Operating Budget. This is a Rental Assistance Demonstration (RAD) project which converted in FY 2019.

Action Requested: The Executive Director requests that the Board approve the Operating budget for Archie Grant Park Apartments for FY December 31, 2026.
5. **CITIZEN PARTICIPATION** *Items raised under this portion of the Agenda cannot be deliberated or acted upon by the Board of Directors of Archie Grant, LLC until the notice provisions of the Open Meeting Law have been complied with. If you wish to speak on matters on or off the Agenda, please step up to the podium and clearly state your name and address. In consideration of others, avoid repetition, and limit your comments to no more than three (3) minutes.*

ADJOURNMENT

**NOTICE OF THE ANNUAL MEETING OF THE BOARD OF DIRECTORS OF
WARDELLE STREET TOWNHOUSES, LLC
(AN AFFILIATE OF THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY)
ON THURSDAY, OCTOBER 16, 2025
IMMEDIATELY FOLLOWING ARCHIE GRANT, LLC
IN THE COMMISSION CHAMBERS
AT 340 N. 11TH STREET, LAS VEGAS, NEVADA**

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4. **Approval of the Operating Budget For the Wardelle Street Townhouses Fiscal Year Ending December 31, 2026**

Background: Attached is the Budget for Wardelle Street Townhouses FY 2026, which is managed by Affordable Housing Program of SNRHA. This budget covers twelve (12) months of estimated operating receipts and expenditures for December 31, 2026. Upon Board Approval, the SNRHA will adopt the Wardelle Street Townhouses Fiscal Year 2026 Operating Budget. This is a Mixed Finance project which converted in FY 2020.

Action Requested: The Executive Director requests that the Board approve the Operating budget for Wardelle Street Townhouses for FY December 31, 2026.
5. **CITIZEN PARTICIPATION** *Items raised under this portion of the Agenda cannot be deliberated or acted upon by the Board of Directors of Wardelle Street Townhouses, LLC until the notice provisions of the Open Meeting Law have been complied with. If you wish to speak on matters on or off the Agenda, please step up to the podium and clearly state your name and address. In consideration of others, avoid repetition, and limit your comments to no more than three (3) minutes.*

ADJOURNMENT

**NOTICE OF THE ANNUAL MEETING OF THE BOARD OF DIRECTORS OF
VERA JOHNSON A FAMILY, LLC
(AN AFFILIATE OF THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY)
ON THURSDAY, OCTOBER 16, 2025
IMMEDIATELY FOLLOWING WARDELLE STREET TOWNHOUSES, LLC
IN THE COMMISSION CHAMBERS
AT 340 N. 11TH STREET, LAS VEGAS, NEVADA**

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4. **Approval of the Operating Budget For the Vera Johnson A Fiscal Year Ending December 31, 2026**

Background: Attached is the Vera Johnson A Apartments Budget for FY 2026, which is managed by Park Place Management Company. This budget covers twelve (12) months of estimated operating receipts and expenditures for December 31, 2026. Upon Board Approval, the SNRHA will adopt the Vera Johnson A Apartments Fiscal Year 2026 Operating Budget. This is a Mixed Finance project which converted in FY 2018.

Action Requested: The Executive Director requests that the Board approve the Operating budget for Vera Johnson A Apartments for FY December 31, 2026

5. **CITIZEN PARTICIPATION** *Items raised under this portion of the Agenda cannot be deliberated or acted upon by the Board of Directors of Vera Johnson A Family, LLC until the notice provisions of the Open Meeting Law have been complied with. If you wish to speak on matters on or off the Agenda, please step up to the podium and clearly state your name and address. In consideration of others, avoid repetition, and limit your comments to no more than three (3) minutes.*

ADJOURNMENT

**NOTICE OF THE ANNUAL MEETING OF THE BOARD OF DIRECTORS OF
JAMES DOWN TOWERS, LLC
(AN AFFILIATE OF THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY)
TO BE HELD ON THURSDAY, OCTOBER 16, 2025
IMMEDIATELY FOLLOWING VERA JOHNSON A, LLC
IN THE COMMISSION CHAMBERS
AT 340 N. 11TH STREET, LAS VEGAS, NEVADA**

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4. **Approval of the Operating Budget For James Down Towers Fiscal Year Ending December 31, 2026**

Background: Attached is the James Down Tower Budget for FY 2026, which is managed by the Affordable Housing Program of SNRHA. This budget covers twelve (12) months of estimated operating receipts and expenditures for December 31, 2026. Upon Board Approval, the SNRHA will adopt the Affordable Housing Program of SNRHA Fiscal Year 2026 Operating Budget. This is a Mixed Finance project which converted in FY 2023.

Action Requested: The Executive Director requests that the Board approve the Operating budget for James Down Towers for FY December 31, 2026

5. **CITIZEN PARTICIPATION** *Items raised under this portion of the Agenda cannot be deliberated or acted upon by the Board of Directors of James Down Towers, LLC until the notice provisions of the Open Meeting Law have been complied with. If you wish to speak on matters on or off the Agenda, please step up to the podium and clearly state your name and address. In consideration of others, avoid repetition, and limit your comments to no more than three (3) minutes.*

ADJOURNMENT

**NOTICE OF THE ANNUAL MEETING OF THE BOARD OF DIRECTORS OF
HULLUM HOMES, LLC
(AN AFFILIATE OF THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY)
TO BE HELD ON THURSDAY, OCTOBER 16, 2025
IMMEDIATELY FOLLOWING JAMES DOWN TOWERS, LLC
IN THE COMMISSION CHAMBERS
AT 340 N. 11TH STREET, LAS VEGAS, NEVADA**

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4. **Approval of the Operating Budget For Hullum Homes Fiscal Year Ending December 31, 2026**

Background: Attached is the Hullum Homes for FY 2026, which is managed by the Affordable Housing Program of SNRHA. This budget covers twelve (12) months of estimated operating receipts and expenditures for December 31, 2026. Upon Board Approval, the SNRHA will adopt the Affordable Housing Program of SNRHA Fiscal Year 2026 Operating Budget. This is a Rental Assistance Demonstration (RAD) project which converted in FY 2024.

Action Requested: The Executive Director requests that the Board approve the Operating budget for Hullum Homes for FY December 31, 2026

5. **CITIZEN PARTICIPATION** *Items raised under this portion of the Agenda cannot be deliberated or acted upon by the Board of Directors of Hullum Homes, LLC until the notice provisions of the Open Meeting Law have been complied with. If you wish to speak on matters on or off the Agenda, please step up to the podium and clearly state your name and address. In consideration of others, avoid repetition, and limit your comments to no more than three (3) minutes.*

ADJOURNMENT

**NOTICE OF THE ANNUAL MEETING OF THE BOARD OF DIRECTORS OF
JANICE BROOKS BAY, LLC
(AN AFFILIATE OF THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY)
TO BE HELD ON THURSDAY, OCTOBER 16, 2025
IMMEDIATELY FOLLOWING HULLUM HOMES, LLC
IN THE COMMISSION CHAMBERS
AT 340 N. 11TH STREET, LAS VEGAS, NEVADA**

ALL ITEMS ON THIS AGENDA ARE FOR POSSIBLE ACTION UNLESS OTHERWISE NOTED

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4. **Approval of Janice Brooks Bay LLC Resolution Number JBB-1**

Background: Attached is the Janice Brooks Bay Apartments Budget for FY 2026, which is managed by Affordable Housing Program of SNRHA. This budget covers twelve (12) months of estimated operating receipts and expenditures for December 31, 2026. Upon Board Approval, the SNRHA will adopt the Janice Brooks Bay Apartments Fiscal Year 2026 Operating Budget. This is a Mixed Finance project which converted in FY 2024.

Action Requested: The Executive Director requests that the Board approve the Operating budget for Janice Brooks Bay Apartments for FY December 31, 2026.

5. **CITIZEN PARTICIPATION** *Items raised under this portion of the Agenda cannot be deliberated or acted upon by the Board of Directors of Janice Brooks Bay, LLC until the notice provisions of the Open Meeting Law have been complied with. If you wish to speak on matters on or off the Agenda, please step up to the podium and clearly state your name and address. In consideration of others, avoid repetition, and limit your comments to no more than three (3) minutes.*

ADJOURNMENT



Board of Commissioners:

Tick Segerblom, Chairperson
Nancy E. Brune, Vice-Chairperson
Larry Blackman, Commissioner
Marissa Brown, Commissioner
Richard Cherchio, Commissioner
Carrie Cox, Commissioner
Michael Dismond, Commissioner
William McCurdy II, Commissioner
LuChana Turner, Commissioner
Lewis Jordan, Executive Director

**NOTICE FOR THE REGULAR MEETING OF THE
BOARD OF COMMISSIONERS OF
THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
ON THURSDAY, OCTOBER 16, 2025
IMMEDIATELY FOLLOWING
RESIDENT OPPORTUNITIES FOR SELF-SUFFICIENCY AND EMPOWERMENT
(ROSE) FOUNDATION
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.snvrha.org>. For copies of agenda items and supporting backup materials, please contact Ms. Theresa Garzon, Executive Coordinator, at (702) 477-3110 or tgarzon@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 Security Officer, 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.snvrha.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. Theresa Garzon, Executive Coordinator, at tgarzon@snvrha.org before 9:00 AM on Thursday, October 16, 2025. 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. Maryland Pkwy
Las Vegas, NV 89101

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

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 September 24, 2025.

4. APPROVAL OF AGENDA OF OCTOBER 16, 2025 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:

- 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.

Finance

6. Approval of Request to Write-Off Outstanding Tenant Accounts Receivable/Vacated Accounts for the Period Ending August 31, 2025

Background: After review of all vacated tenant accounts, the SNRHA Finance Department recommends that the vacated tenant accounts totaling \$26,125 or 2.12% of August 2025 rental income, be written off as uncollectible. This includes \$14,223 or 2.49% of August 2025 Public Housing Program rental income and \$11,902 or 1.80% of August 2025 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: Staff is recommending that the Board approve to write off the proposed vacated tenant accounts totaling \$26,125 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.

Modernization and Development

8. Approval To Increase Ninyo & Moore Contract C24031 By \$118,900.00 For The Special Inspections And Materials Testing Needed For The Development Of Marion Bennett Plaza Phase II

Background: Under QBS# S24015 the SNRHA Procurement Department conducted a competitive selection process to procure professional geotechnical and special inspection services for an indefinite quantity of tasks PHA wide. Through this process Ninyo & Moore was awarded contract number C24031.

Under the above noted contract Ninyo & Moore was selected to perform the special inspection and materials testing required by the City of Las Vegas Building and Safety Division Quality Assurance Agreement Permit No. C24-01340 as required for the construction of Phase II at Marion Bennett Plaza. Ninyo & Moore submitted a proposal in the amount of \$208,900.00 for this work. Task Order #4 was issued to Ninyo & Moore in

the amount of \$90,000.00 to begin this work as construction had already commenced on the project, leaving a balance due of \$118,900.00.

This contract is subject to Section 3 and Ninyo & Moore has indicated they will comply with our Section 3 policy to the greatest extent feasible. A representative from Ninyo & Moore will be available to answer any questions.

Action Requested: The Executive Director requests Board approval to increase Ninyo & Moore contract number C24031 by \$118,900.00 for the geotechnical and special inspection services needed for the development of Marion Bennett Plaza Phase II.

Housing Programs

9. Approval of SNRHA's Owner Maintained and EHV (Emergency Housing Voucher) Waiting List

Background: The Southern Nevada Regional Housing Authority (SNRHA), as a quasi-governmental entity, aligns its policies and procedures with best practices utilized by city, state, and local government agencies. In support of this approach, SNRHA is implementing an **Owner-Maintained Waiting List**.

The Owner-Maintained Waiting List enables property owners to manage their own applicant waiting lists, ensuring that applicants are referred and processed in accordance with SNRHA's standards and HUD regulations. This process increases efficiency, enhances owner participation, and improves housing opportunities for eligible households.

The Owner-Maintained Waiting List was designed to align with federal program requirements while also reflecting SNRHA's current practices for managing applicant intake and referrals. By implementing this process, SNRHA can expand housing availability, promote program integrity, and ensure equitable access for participants.

EHV: HUD's PIH Notice 2025-19, issued June 20, 2025, provides updated guidance on transitioning Emergency Housing Voucher (EHV) families into the regular Housing Choice Voucher (HCV) program and addresses key implementation requirements, which requires implementing an EHV waitlist.

Action Requested: Approval of the **Owner Maintained and EHV Waiting List**, ensuring alignment with SNRHA's current practices and full compliance with HUD regulations.

Public Housing

10. Approval of the Updated Utility Allowance Schedule with an Effective Date of January 1, 2026

Background: The HUD Regulations (24 CFR 965.507 (a) & (b)) require a comparison of the utility providers' rates and charges. The study was conducted in compliance with the Public Housing Utility Allowance HUD Regulations 24 CFR 965, Subpart E – Resident Allowances for Utilities. HUD Regulations (24 CFR 965.507 (b) state that, “adjustments to resident payments as a result of such changes agencies do not have to comply with the sixty (60) day notice (and comment period) requirement of 965.502(c)”, a 30-Day notice will suffice.

Action Requested: Authorize the Executive Director to approve the updated Utility Allowance Schedule with an effective date of January 1, 2026.

Executive Office

11. Approval Resolution to Increase SNRHA Board of Commissioners Compensation

Background: The SNRHA Board of Commissioners' compensation is outlined in Nevada Revised Statutes 315.390 and currently provides that an authority may provide by resolution that each commissioner is entitled to receive compensation of \$80 for each meeting attended, with no commissioner receiving as compensation more than \$240 in a calendar month. Pursuant to Assembly Bill 103, effective July 1, 2025, Nevada Revised Statutes 315.390 is revised to provide that an authority may provide by resolution for compensation for each commissioner not more than \$200.00 for each meeting of the authority attended, but not more than \$600.00 in a calendar month. SNRHA's finance department has considered the budget and proposes an increase in Commissioners' compensation for attendance at meetings from \$80.00 to \$120.00, effective November 1, 2025.

Action Requested: The Executive Director requests approval of resolution to approve SNRHA Board of Commissioners' compensation increase from \$80.00 to \$120.00 for each meeting attended, effective November 1, 2025, not to exceed \$360.00 in a calendar month.

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