



Board of Commissioners:

Nancy Brune, Chairperson
Marissa Brown, Vice-Chairperson
Larry Blackman, Commissioner
Richard Cherchio, Commissioner
William McCurdy II, Commissioner
Janae Scott, Commissioner
Jim Seebock, Commissioner
Tick Segerblom, Commissioner
LuChana Turner, Commissioner
Lewis Jordan, Executive Director

**AGENDA FOR THE REGULAR MEETING OF THE
BOARD OF COMMISSIONERS OF
THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
ON THURSDAY, MARCH 19, 2026
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. Theresa Garzon, Executive Coordinator, at (702) 477-3110 or tgazon@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.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. Theresa Garzon, Executive Coordinator, at tgazon@snvrha.org before 9:00 AM on Thursday, March 19, 2026. 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 February 19, 2026.

4. APPROVAL OF AGENDA OF MARCH 19, 2026 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:

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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 Period Ending January 31, 2026

Background: After review of all vacated tenant accounts, the SNRHA Finance Department recommends that the vacated tenant accounts totaling \$67,785 or 5.48% of January 2026 rental income, be written off as uncollectible. This includes \$61,145 or 10.88% of January 2026 Public Housing Program rental income and \$6,640 or 0.99% of January 2026 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 \$67,785 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.

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

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Board of Commissioners:

Nancy Brune, Chairperson
Marissa Brown, Vice-Chairperson
Larry Blackman, Commissioner
Richard Cherchio, Commissioner
William McCurdy II, Commissioner
Janae Scott, Commissioner
Jim Seebock, Commissioner
Tick Segerblom, Commissioner
LuChana Turner, Commissioner
Lewis Jordan, Executive Director

**MINUTES OF THE REGULAR MEETING OF THE
BOARD OF COMMISSIONERS OF
THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
HELD ON THURSDAY, FEBRUARY 19, 2026
IN THE COMMISSION CHAMBERS
340 N. 11TH STREET, LAS VEGAS, NEVADA**

SECTION 1. OPENING CEREMONIES

CALL TO ORDER

1. ROLL CALL

Members Present

Chairperson Nancy Brune
Vice Chairperson Marissa Brown
Commissioner Larry Blackman
Commissioner Richard Cherchio
Commissioner William McCurdy II
Commissioner Janae Scott
Commissioner Jim Seebock
Commissioner Tick Segerblom
Commissioner LuChana Turner

Members Absent

None

2. PUBLIC COMMENT

No Public Comments

3. APPROVAL OF MINUTES:

Chairperson Nancy Brune entertained a motion to approve the Regular Board Meeting Minutes on January 15, 2026.

Motion made by Vice Chair Marissa Brown
A Second by Commissioner Janae Scott
All in Favor
Opposed: None
Abstentions: None
Motion Carries Unanimously

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

Chairperson Nancy Brune entertained a motion to approve the Regular Meeting Agenda on February 19, 2026

Motion made by Vice Chair Marissa Brown
A Second by Commissioner Jim Seebock
All in Favor
Opposed: None
Abstentions: None
Motion Carries Unanimously

SECTION 2. BUSINESS ITEMS

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

Chief Housing Officer Kathi Thomas – Topics of Discussion

- King Day Parade Recap – Acknowledgment of our In-House Maintenance Team for the House Float Created
- 2025 Community Impact Report – Rose Foundation
- 2026 Annual Housing Forum – May 7, 2026
- Retiree Acknowledgements, Mary Anne Paes and Celeste Lopez
- Senator Catherine Cortez Masto – Tour of Flex Program and Marble Manor Choice Neighborhood Site

SECTION 3. CONSENT AGENDA ITEM NO. 6:

Finance

6. Approval of Request to Write-Off Outstanding Tenant Accounts Receivable/Vacated Accounts for the Periods Ending January 31, 2026.

Chairperson Nancy Brune entertained a motion to approve Consent Agenda Item No. 6

Motion made by Vice Chair Marissa Brown
A Second by Commissioner Janae Scott
All in Favor
Opposed: None
Abstentions: None
Motion Carries Unanimously

END OF CONSENT AGENDA

SECTION 4. COMMISSIONERS’/EXECUTIVE DIRECTOR’S RECOGNITIONS

7. Acknowledgement of our Departed

Brandon Rowe	Alejandro Molina
Shun Williams	Terry Gugliuzza
Edward Matthews	Jasmine Ewing
Vernita Dixon	

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.

Procurement

8. Approval to Award the Firm-Fixed Contract c26007, to Parker, Nelson & Associates

Linda Simpson, Procurement Manager, provided background information for this agenda item

Chairperson Nancy Brune entertained a motion to approve Agenda Item No. 8

Motion made by Commissioner Larry Blackman

Seconded by Vice Chair Marissa Brown

All in Favor

Opposed: None

Abstentions: None

Motion Carries Unanimously

SECTION 6. NEW BUSINESS ITEMS

No New Business Items

END OF ITEMS OPEN FOR DISCUSSION AND POSSIBLE ACTION

COMMENTS BY THE GENERAL PUBLIC

No Comments by the General Public.

MEETING ADJOURNED

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Southern Nevada Regional Housing Authority
AH - Outstanding Charges By Charge Type
 January 2026

		Total
Charge		Unpaid
Code	Description	Charges
Neighborhood Stabilization Program - CC (nansp)		
damage	Tenant Damages Charge	3,888.00
rent	Tenant Rent	2,610.00
misctena	Misc Tenant Charges	17.00
nsf	NSF Charge	45.00
late	Tenant Late Charge	80.00
Total		6,640.00
Grand Total		6,640.00

Southern Nevada Regional Housing Authority
 PH - Outstanding Charges By Charge Type
 January 2026

		Total
Charge		Unpaid
Code	Description	Charges
404-Hampt 404-Hampton Court (ph005h 404-Hampton Court (ph005ham)		
damage	Tenant Damages Charge	4,620.00
late	Tenant Late Charge	92.45
legal	Legal Fee-Tenant	34.00
rent	Tenant Rent	2,293.25
z-tfr	Balance Transfer	382.00
Total		7,421.70
407-Marble 407-Marble Manor (ph201m 407-Marble Manor (ph201mar)		
damage	Tenant Damages Charge	442.00
late	Tenant Late Charge	531.10
rent	Tenant Rent	26,293.95
Total		27,267.05
408-Sherm 408-Sherman Gardens (ph21 408-Sherman Gardens (ph214she)		
damage	Tenant Damages Charge	750.00
late	Tenant Late Charge	140.00
misctena	Misc Tenant Charges	68.00
rent	Tenant Rent	6,834.00
Total		7,792.00
408-Villa C: 408-Villa Capri (ph215vil) 408-Villa Capri (ph215vil)		
damage	Tenant Damages Charge	189.70
late	Tenant Late Charge	8.25
misctena	Misc Tenant Charges	51.00
rent	Tenant Rent	94.25
Total		343.20
402-Arthur 402-Arthur D. Sartini Plaza (402-Arthur D. Sartini Plaza (ph221sar)		
damage	Tenant Damages Charge	630.00
late	Tenant Late Charge	24.65
rent	Tenant Rent	3,668.00
Total		4,322.65
408-Marble 408-Marble Manor Annex (pl 408-Marble Manor Annex (ph228mmx)		
damage	Tenant Damages Charge	150.00
late	Tenant Late Charge	60.00
misctena	Misc Tenant Charges	34.00
rent	Tenant Rent	3,438.00
Total		3,682.00

Southern Nevada Regional Housing Authority
 PH - Outstanding Charges By Charge Type
 January 2026

		Total
Charge		Unpaid
Code	Description	Charges
408-Sherm 408-Sherman Gardens Anne 408-Sherman Gardens Annex (ph261sgx)		
damage	Tenant Damages Charge	515.00
late	Tenant Late Charge	128.00
misctena	Misc Tenant Charges	228.50
nsf	NSF Charge	36.00
rent	Tenant Rent	9,408.60
Total		10,316.10
Grand Total		61,144.70

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Allowance for Doubtful Accounts
FOR TENANTS THAT VACATED DURING THE PERIOD ENDING 01/31/2026

<u>Developments</u>	AMP	Dev	Proposed Write- Off Amounts	# of Accounts
<u>PHA</u>				
Hampton Court	404	005	7,422	3
Hullum Homes	407	007		
Schaffer Heights	404	009		
Jones Gardens	407	010		
Scattered Sites (HN)	409	016		
Scattered Sites (LV)	409	016		
Scattered Sites (D)	016	016		
Simmons Manor	406	020		
Marble Manor	407	201	27,267	6
Ernie Cragin Terr	406	206		
Levy Gardens	403	208		
James Downs	402	212		
Sherman Grdns	408	214	7,792	2
Villa Capri	408	215	343	1
Sartini Plaza	402	221	4,323	1
Sartini Annex	402	223		
Aida Brents	403	224		
Scattered Site A	310	226		
Marble Annex IV	408	228	3,682	1
Scattered Site B	310	231		
Scattered Site C	310	232		
Scattered Site D	409	246		
Scattered Site E	409	247		
Sherman Annex	408	261	10,316	2
Total PHA			61,145	16

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Allowance for Doubtful Accounts
FOR TENANTS THAT VACATED DURING THE PERIOD ENDING 01/31/2026

<u>Developments</u>	AMP	Dev	Proposed Write- Off Amounts	# of Accounts
<u>AHP</u>				
Garcia Mendoza Plaza	AHP			
Janice Brooks Bay	AHP			
Brown Homes	AHP			
Rulon Earl	AHP			
Nans Rulon Earl	AHP			
Nahm Rulon Earl	AHP	NSP		
Robert Gordon Plaza	AHP			
Dorothy Kidd MHP	AHP			
LIHTF - Dorothy Kidd MHP	AHP			
LIHTF - Clark County 3141 Reata	AHP			
LIHTF - Clark County 3147 Reata	AHP			
North LV Scattered Sites	AHP			
NSP County	AHP	NSP	6,640	1
NSP 3 County	AHP	NSP		
NSP 3 LV	AHP	NSP		
NSP 3 HEND	AHP	NSP		
Basler-McCarran	AHP	NSP		
NSP CC	AHP	NSP		
NSP LV	AHP	NSP		
NSP HEND	AHP	NSP		
Total AHP			6,640	1
Grand Total			67,785	17

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Allowance for Doubtful Accounts
FOR TENANTS THAT VACATED DURING THE PERIOD 02/2025 TO 01/2026

Month	Public Housing	% of Rental Income	Affordable Housing	% of Rental Income	Grand Total \$	Grand Total %
Feb-25	25,067	4.56%	4,144	0.67%	29,211	2.50%
Mar-25	38,118	6.81%	4,767	0.94%	42,885	4.03%
Apr-25	20,839	3.44%	4,799	0.94%	25,638	2.30%
May-25	60,253	10.38%	24,032	3.58%	84,285	6.73%
Jun-25	19,028	3.20%	3,848	0.57%	22,876	1.80%
Jul-25	36,467	6.51%	8,908	0.57%	45,375	3.64%
Aug-25	14,223	2.49%	11,902	1.80%	26,125	2.12%
Sep-25	51,903	9.39%	4,781	0.69%	56,684	4.55%
Oct-25	19,146	3.34%	18,633	3.70%	37,779	3.51%
Nov-25	7,771	1.43%	5,446	0.74%	13,217	1.03%
Dec-25	22,180	4.01%	11,945	1.65%	34,125	2.68%
Jan-26	61,145	10.88%	6,640	0.99%	67,785	5.48%
Total Doubtful Accounts	376,140		109,845		485,985	
Total Rental Income	6,802,820		8,026,229		14,829,049	
Average Monthly Allowance	31,345	5.53%	9,154	1.37%	40,499	3.28%