

AGENDA OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS OF
WARDELLE STREET TOWNHOUSES LLC
(AN AFFILIATE OF THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY)
ON THURSDAY, MAY 21, 2026
AT 12:00PM
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 Wardelle Street Townhouses LLC Resolution Number WST-7

Background: The Southern Nevada Regional Housing Authority (SNRHA), through its non-profit arm Affordable Housing Programs, Inc. (AHP), submitted an application to the U.S. Department of Housing and Urban Development (HUD) to convert the 20 public housing units at the Wardelle Street Townhouses development to RAD. As RAD rents are higher than public housing rents, converting these 20 public housing units to RAD units would generate more funding for the property, thus generating more revenue for property operations.

Resolution number WST-7 authorizes the President and/or designee to negotiate, execute, and submit all documents, instruments, amendments, and/or agreements necessary or desired to convert the 20 public housing units to RAD.

Action Requested: Staff requests the Board approve resolution number WST-7 authorizing the President and/or designee to execute any and all documents necessary to convert the 20 public housing units at Wardelle Street Townhouses to RAD.

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

WARDELLE STREET TOWNHOUSES LLC

RESOLUTION NO. WST-7

At a duly convened meeting of Wardelle Street Townhouses Manager LLC (the “**Managing Member**”), the managing member of Wardelle Street Townhouses LLC, a Nevada limited liability company (the “**Company**”), the Company has considered and hereby authorizes, approves, adopts, and votes in favor of the following:

RECOGNIZING that to finance the construction of a multifamily residential housing complex known as Wardelle Street Townhouses located in Las Vegas, Nevada (the “**Project**”), the Company obtained (i) construction and permanent financing from Clearinghouse Community Development Financial Institution, a California corporation (“**Clearinghouse**”), in the original principal amount of \$10,500,000 (the “**Clearinghouse Loan**”); (ii) seller take-back financing from the Southern Nevada Regional Housing Authority (the “**Authority**”) for the appraised value of the land in the original principal amount of \$1,720,000 (the “**Seller Loan**”); (iii) bridge financing from the Authority in the original principal amount of \$4,499,900 (the “**Bridge Loan**”); (iv) permanent financing from the City of Las Vegas (“**City**”) in the original principal amount of \$1,500,000 (the “**City HOME Loan**”) made from Home Investment Partnerships Program (“**HOME**”) funds; and (v) permanent financing from Clark County, Nevada (“**County**”) in the original principal amount of \$1,000,000 made from HOME funds (the “**County HOME Loan**” and together with the Clearinghouse Loan, the Seller Loan, the Bridge Loan and the City HOME Loan individually and collectively, the “**Financings**”) at the time of the construction closing in December 2019;

RECOGNIZING further that the Company admitted an investor member, Wincopin Circle LLLP, a Maryland limited liability limited partnership (“**Investor Member**”) for the contribution of low income tax credit equity in the total amount of \$10,995,804, in exchange for a 99.99% membership interest in the Company at the time of the construction closing in December 2019;

RECOGNIZING further that the Project was constructed with the provision of the above described Financings and now consists of twenty (20) public housing units and thirty-seven (37) Section 8 Project Based Voucher units, all of which are also Low-Income Housing Tax Credit (“**LIHTC**”) units; and

RECOGNIZING that the Company has applied to the U.S. Department of Housing and Urban Development (“**HUD**”) to convert the twenty (20) public housing units at the Project to Section 8 Project Based Voucher units under the Rental Assistance Demonstration (“**RAD**”) Program.

IT IS RESOLVED, that the Company is hereby authorized and directed to negotiate, execute, deliver, and perform any and all documents, instruments, and agreements necessary or required to undergo the RAD conversion, as amended, including, without limitation, any subordination agreements, amendments, terminations, affidavits, and such other documents or agreements contemplated thereunder or in connection therewith (collectively, the “**RAD Documents**”); and it is

FURTHER RESOLVED, that the form, terms, and provisions of the RAD Documents are hereby in each and every respect approved, ratified, and confirmed, and each and every transaction effected or to be effected pursuant to, and in substantial accordance with, the terms of the RAD Documents, and each and every document contemplated therein, are hereby in each and every respect authorized, approved, ratified, and confirmed; and it is

FURTHER RESOLVED, that Lewis Jordan, President of Affordable Housing Program, Inc., being the sole member of the Managing Member, and/or his designee (individually, an “**Authorized Representative**”), is hereby authorized and directed to negotiate, execute, deliver, and perform the RAD Documents on behalf of the Company and to enter into the RAD Documents, and the execution and delivery of any of the foregoing by the Authorized Representative in the name and on behalf of the Company, in the form as so executed and delivered is hereby approved, ratified, and confirmed; and it is;

FURTHER RESOLVED, that any Authorized Representative is hereby authorized and directed to negotiate, execute, deliver, and perform, on behalf of the Company, such other documents, instruments, agreements, or communications, in the name and on behalf of the Company or otherwise, as they, or any of them, may deem to be necessary or advisable in order to carry into effect the intent of the foregoing resolutions or to comply with the requirements of the instruments approved or authorized by the foregoing resolutions, including documents that may be required by HUD, Investor Member, Clearinghouse, City or County to be executed at closing, and the execution and delivery of any of the foregoing by an Authorized Representative in the name and on behalf of the Company, in the form as so executed and delivered is hereby approved, ratified, and confirmed; and it is

FURTHER RESOLVED, that the execution and delivery by any Authorized Representative of any of the documents, instruments, or agreements authorized in the foregoing resolutions and the taking by any Authorized Representative of any acts in any way related to the transactions contemplated by the foregoing resolutions shall be conclusive evidence of his or her approval thereof and of his or her authority to execute and deliver such documents, instruments, or agreements and to take and perform such acts in the name and on behalf of the Company; and it is

FURTHER RESOLVED, that any and all other actions heretofore taken by an Authorized Representative for the Company, whether prior to or after the date hereof, that are in conformity with the purposes and intents of the foregoing actions are hereby approved, ratified, and confirmed in all respects; and it is

FURTHER RESOLVED, that any Authorized Representative is hereby authorized and directed to assume any contracts or any other documents, work product, or instruments from the Authority as necessary and appropriate to effectuate the purpose of this Resolution and the Conversion of the Project.

FURTHER RESOLVED, this Resolution shall take effect immediately, but is condition upon the receipt of all necessary HUD approvals to effectuate the foregoing.

[SIGNATURES ON FOLLOWING PAGE]

I HEREBY CERTIFY that the above Authorizing Resolution was adopted by the sole member of the Company on May ____, 2026.

WARDELLE STREET TOWNHOUSES LLC,
a Nevada limited liability company

By: Wardelle Street Townhouses Manager LLC,
a Nevada limited liability company
its Managing Member

By: Affordable Housing Program, Inc.,
a Nevada nonprofit corporation
its Sole Member

By: _____
Lewis Jordan, President

REVIEWED FOR LEGAL SUFFICIENCY:

PARKER NELSON & ASSOCIATES, GENERAL COUNSEL

By: _____
Theodore Parker III, Esq.

Date: _____

AGENDA OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS OF
WARDELLE STREET TOWNHOUSES MANAGER LLC
(AN AFFILIATE OF THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY)
ON THURSDAY, MAY 21, 2026
IMMEDIATELY FOLLOWING WARDELLE STREET TOWNHOUSES 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

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 Wardelle Street Townhouses Manager LLC Resolution Number WSTM-7

Background: The Southern Nevada Regional Housing Authority (SNRHA), through its non-profit arm Affordable Housing Programs, Inc. (AHP), submitted an application to the U.S. Department of Housing and Urban Development (HUD) to convert the 20 public housing units at the Wardelle Street Townhouses development to RAD. As RAD rents are higher than public housing rents, converting these 20 public housing units to RAD units would generate more funding for the property, thus generating more revenue for property operations.

Resolution number WSTM-7 authorizes the President and/or designee to negotiate, execute, and submit all documents, instruments, amendments, and/or agreements necessary or desired to convert the 20 public housing units to RAD.

Action Requested: Staff requests the Board approve resolution number WSTM-7 authorizing the President and/or designee to execute any and all documents necessary to convert the 20 public housing units at Wardelle Street Townhouses to RAD.

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 Manager 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

WARDELLE STREET TOWNHOUSES MANAGER LLC

RESOLUTION NO. WSTM-7

At a duly convened meeting of Affordable Housing Program, Inc. (the “**Corporation**”), the sole member of Wardelle Street Townhouses Manager LLC, a Nevada limited liability company (the “**Company**”), the Company has considered and hereby authorizes, approves, adopts, and votes in favor of the following:

RECOGNIZING that to finance the construction of a multifamily residential housing complex known as Wardelle Street Townhouses located in Las Vegas, Nevada (the “**Project**”), Wardelle Street Townhouses LLC (the “**Owner Entity**”), of which the Company is the managing member, successfully obtained (i) construction and permanent financing from Clearinghouse Community Development Financial Institution, a California corporation (“**Clearinghouse**”), in the original principal amount of \$10,500,000 (the “**Clearinghouse Loan**”); (ii) seller take-back financing from the Southern Nevada Regional Housing Authority (the “**Authority**”) for the appraised value of the land in the original principal amount of \$1,720,000 (the “**Seller Loan**”); (iii) bridge financing from the Authority in the original principal amount of \$4,499,900 (the “**Bridge Loan**”); (iv) permanent financing from the City of Las Vegas (“**City**”) in the original principal amount of \$1,500,000 (the “**City HOME Loan**”) made from Home Investment Partnerships Program (“**HOME**”) funds; and (v) permanent financing from Clark County, Nevada (“**County**”) in the original principal amount of \$1,000,000 made from HOME funds (the “**County HOME Loan**” and together with the Clearinghouse Loan, the Seller Loan, the Bridge Loan and the City HOME Loan individually and collectively, the “**Financings**”) at the time of the construction closing in December 2019;

RECOGNIZING further that the Owner Entity admitted an investor member, Wincopin Circle LLLP, a Maryland limited liability limited partnership (“**Investor Member**”) for the contribution of low-income tax credit equity in the total amount of \$10,995,804, in exchange for a 99.99% membership interest in the Owner Entity at the time of the construction closing in December 2019;

RECOGNIZING further that the Project was constructed with the provision of the above described Financings and now consists of twenty (20) public housing units and thirty-seven (37) Section 8 Project Based Voucher units, all of which are also Low-Income Housing Tax Credit (“**LIHTC**”) units; and

RECOGNIZING that the Company, on behalf of the Owner Entity, has applied to the U.S. Department of Housing and Urban Development (“**HUD**”) to convert the twenty (20) public housing units at the Project to Section 8 Project Based Voucher units under the Rental Assistance Demonstration (“**RAD**”) Program.

IT IS RESOLVED, that the Company, on behalf of itself and as the managing member of the Owner Entity, is hereby authorized and directed to negotiate, execute, deliver, and perform any and all documents, instruments, and agreements necessary or required to undergo the RAD conversion, as amended, including, without limitation, any subordination agreements, amendments, terminations, affidavits, and such other documents or agreements contemplated thereunder or in connection therewith (collectively, the “**RAD Documents**”); and it is

FURTHER RESOLVED, that the form, terms, and provisions of the RAD Documents are hereby in each and every respect approved, ratified, and confirmed, and each and every transaction effected or to be effected pursuant to, and in substantial accordance with, the terms of the RAD Documents, and each and every document contemplated therein, are hereby in each and every respect authorized, approved, ratified, and confirmed; and it is

FURTHER RESOLVED, that Lewis Jordan, President of the Corporation, and/or his designee (individually, an “**Authorized Representative**”), is hereby authorized and directed to negotiate, execute, deliver, and perform the RAD Documents on behalf of the Company and the Owner Entity, and to enter into the RAD Documents, and the execution and delivery of any of the foregoing by the Authorized Representative in the name and on behalf of the Company and the Owner Entity, in the form as so executed and delivered is hereby approved, ratified, and confirmed; and it is;

FURTHER RESOLVED, that any Authorized Representative is hereby authorized and directed to negotiate, execute, deliver, and perform, on behalf of the Company and the Owner Entity, such other documents, instruments, agreements, or communications, in the name and on behalf of the Company or otherwise, as they, or any of them, may deem to be necessary or advisable in order to carry into effect the intent of the foregoing resolutions or to comply with the requirements of the instruments approved or authorized by the foregoing resolutions, including documents that may be required by HUD, Investor Member, Clearinghouse, City or County to be executed at closing, and the execution and delivery of any of the foregoing by an Authorized Representative in the name and on behalf of the Company and the Owner Entity, in the form as so executed and delivered is hereby approved, ratified, and confirmed; and it is

FURTHER RESOLVED, that the execution and delivery by any Authorized Representative of any of the documents, instruments, or agreements authorized in the foregoing resolutions and the taking by any Authorized Representative of any acts in any way related to the transactions contemplated by the foregoing resolutions shall be conclusive evidence of his or her approval thereof and of his or her authority to execute and deliver such documents, instruments, or agreements and to take and perform such acts in the name and on behalf of the Company and the Owner Entity; and it is

FURTHER RESOLVED, that any and all other actions heretofore taken by an Authorized Representative for the Company, whether prior to or after the date hereof, that are in conformity with the purposes and intents of the foregoing actions are hereby approved, ratified, and confirmed in all respects; and it is

FURTHER RESOLVED, that any Authorized Representative is hereby authorized and directed to assume any contracts or any other documents, work product, or instruments from the Authority as necessary and appropriate to effectuate the purpose of this Resolution and the Conversion of the Project.

FURTHER RESOLVED, this Resolution shall take effect immediately, but is condition upon the receipt of all necessary HUD approvals to effectuate the foregoing.

[SIGNATURES ON FOLLOWING PAGE]

I HEREBY CERTIFY that the above Authorizing Resolution was adopted by the Company on May ____, 2026.

WARDELLE STREET TOWNHOUSES MANAGER LLC,
a Nevada limited liability company

By: Affordable Housing Program, Inc.,
a Nevada nonprofit corporation
its Sole Member

By: _____
Lewis Jordan, President

REVIEWED FOR LEGAL SUFFICIENCY:

PARKER NELSON & ASSOCIATES, GENERAL COUNSEL

By: _____
Theodore Parker III, Esq.

Date: _____

AGENDA OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS OF
AFFORDABLE HOUSING PROGRAM INC. (AHP)
(AN AFFILIATE OF THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY)
ON THURSDAY, MAY 21, 2026
IMMEDIATELY FOLLOWING WARDELLE STREET TOWNHOUSES MANAGER 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

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 AHP, Inc. Resolution No. AHP-43 to execute any and all documents necessary to convert the 20 public housing units at Wardelle Street Townhouses to RAD

Background: At the January 16, 2025 Board Meeting, the board approved AHP, Inc. resolution number AHP-39 authorizing the president to submit an application to the U.S. Department of Housing and Urban Development (HUD) to convert the 20 public housing units at the Wardelle Street Townhouses development to the Rental Assistance Demonstration Program (RAD). Converting these units to RAD would allow the property to charge higher rents and, therefore, generate more income for the property. This change would not impact the current residents as their rent would continue to be based on 30% of their household income.

At this time, we are presenting resolution number AHP-43 which authorizes the President and/or designee to negotiate, execute, and submit all documents, instruments, amendments, and/or agreements necessary or desired to convert the 20 public housing units to RAD.

Action Requested: The President requests the Board approve resolution number AHP-43 authorizing the President and/or designee to execute any and all documents necessary to convert the 20 public housing units at the Wardelle Street Townhouses development to RAD.

5. CITIZEN PARTICIPATION *Items raised under this portion of the Agenda cannot be deliberated or acted upon by the Board of Directors of Affordable Housing Program Inc. 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

AFFORDABLE HOUSING PROGRAM, INC.

RESOLUTION NO. AHP-43

At a duly convened meeting of the Board of Directors of Affordable Housing Program, Inc. (the “**Board**”), a Nevada non-profit corporation (the “**Corporation**”), at which a quorum was present, the Board has considered and hereby authorizes, approves, adopts, and votes in favor of the following:

RECOGNIZING that to finance the construction of a multifamily residential housing complex known as Wardelle Street Townhouses located in Las Vegas, Nevada (the “**Project**”), Wardelle Street Townhouses LLC (the “**Owner Entity**”), of which the Corporation is the sole member the Managing Member (as defined herein), successfully obtained (i) construction and permanent financing from Clearinghouse Community Development Financial Institution, a California corporation (“**Clearinghouse**”), in the original principal amount of \$10,500,000 (the “**Clearinghouse Loan**”); (ii) seller take-back financing from the Southern Nevada Regional Housing Authority (the “**Authority**”) for the appraised value of the land in the original principal amount of \$1,720,000 (the “**Seller Loan**”); (iii) bridge financing from the Authority in the original principal amount of \$4,499,900 (the “**Bridge Loan**”); (iv) permanent financing from the City of Las Vegas (“**City**”) in the original principal amount of \$1,500,000 (the “**City HOME Loan**”) made from Home Investment Partnerships Program (“**HOME**”) funds; and (v) permanent financing from Clark County, Nevada (“**County**”) in the original principal amount of \$1,000,000 made from HOME funds (the “**County HOME Loan**” and together with the Clearinghouse Loan, the Seller Loan, the Bridge Loan and the City HOME Loan individually and collectively, the “**Financings**”) at the time of the construction closing in December 2019;

RECOGNIZING further that the Owner Entity admitted an investor member, Wincopin Circle LLLP, a Maryland limited liability limited partnership (“**Investor Member**”) for the contribution of low-income tax credit equity in the total amount of \$10,995,804, in exchange for a 99.99% membership interest in the Owner Entity at the time of the construction closing in December 2019;

RECOGNIZING further that the Project was constructed with the provision of the above described Financings and now consists of twenty (20) public housing units and thirty-seven (37) Section 8 Project Based Voucher units, all of which are also Low-Income Housing Tax Credit (“**LIHTC**”) units; and

RECOGNIZING that the Corporation, on behalf of the Owner Entity, has applied to the U.S. Department of Housing and Urban Development (“**HUD**”) to convert the twenty (20) public housing units at the Project to Section 8 Project Based Voucher units under the Rental Assistance Demonstration (“**RAD**”) Program;

IT IS RESOLVED, that the Corporation, on behalf of itself and as sole member of Wardelle Street Townhouses Manager, LLC (“**Managing Member**”), the managing member of the Owner Entity, is hereby authorized and directed to negotiate, execute, deliver, and perform any and all documents, instruments, and agreements necessary or required to undergo the RAD conversion, as amended, including without limitation, any subordination agreements, amendments, terminations, affidavits, and such other documents or agreements contemplated thereunder or in connection therewith (collectively, the “**RAD Documents**”); and it is

FURTHER RESOLVED, that the form, terms, and provisions of the RAD Documents are hereby in each and every respect approved, ratified, and confirmed, and each and every transaction effected or to be effected pursuant to, and in substantial accordance with, the terms of the RAD Documents, and each and every document contemplated therein, are hereby in each and every respect authorized, approved, ratified, and confirmed; and it is

FURTHER RESOLVED, that Lewis Jordan, President of the Corporation, or his designee and/or any other person or persons designated and authorized so to act by the Board of Directors (individually, an “**Authorized Representative**”), is hereby authorized and directed to negotiate, execute, deliver, and perform the RAD Documents on behalf of the Corporation and to enter into the RAD Documents, and the execution and delivery of any of the foregoing by the Authorized Representative in the name and on behalf of the Corporation, in the form as so executed and delivered is hereby approved, ratified, and confirmed; and it is

FURTHER RESOLVED, that any Authorized Representative is hereby authorized and directed to negotiate, execute, deliver, and perform, on behalf of the Corporation, such other documents, instruments, agreements, or communications, in the name and on behalf of the Corporation or otherwise, as they, or any of them, may deem to be necessary or advisable in order to carry into effect the intent of the foregoing resolutions or to comply with the requirements of the instruments approved or authorized by the foregoing resolutions, including documents that may be required by HUD, Investor Member, Clearinghouse, City or County to be executed at closing, and the execution and delivery of any of the foregoing by an Authorized Representative in the name and on behalf of the Corporation, in the form as so executed and delivered is hereby approved, ratified, and confirmed; and it is

FURTHER RESOLVED, that the execution and delivery by any Authorized Representative of any of the documents, instruments, or agreements authorized in the foregoing resolutions and the taking by any Authorized Representative of any acts in any way related to the transactions contemplated by the foregoing resolutions shall be conclusive evidence of his or her approval thereof and of his or her authority to execute and deliver such documents, instruments, or agreements and to take and perform such acts in the name and on behalf of the Corporation; and it is

FURTHER RESOLVED, that any and all other actions heretofore taken by an Authorized Representative for the Corporation, whether prior to or after the date hereof, that are in conformity with the purposes and intents of the foregoing actions are hereby approved, ratified, and confirmed in all respects; and it is

FURTHER RESOLVED, that any Authorized Representative is hereby authorized and directed to assume any contracts or any other documents, work product, or instruments from the Authority as necessary and appropriate to effectuate the purpose of this Resolution and the Conversion of the Project.

FURTHER RESOLVED, this Resolution shall take effect immediately, but is condition upon the receipt of all necessary HUD approvals to effectuate the foregoing.

[SIGNATURES ON FOLLOWING PAGE]

I HEREBY CERTIFY that the above Authorizing Resolution was adopted by the Corporation on May ____, 2026.

AFFORDABLE HOUSING PROGRAM, INC.,
a Nevada nonprofit corporation

By: _____
Lewis Jordan, President

REVIEWED FOR LEGAL SUFFICIENCY:

PARKER NELSON & ASSOCIATES, GENERAL COUNSEL

By: _____
Theodore Parker III, Esq.

Date: _____



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, MAY 21, 2026
IMMEDIATELY FOLLOWING
AFFORDABLE PROGRAMS HOUSING INC. (AHP)
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 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.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 tgarzon@snvrha.org before 9:00 AM on Thursday, May 21, 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)

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

Southern Nevada Regional Housing Authority
Housing Programs Office
380 N. Maryland Pkwy
Las Vegas, NV 89101

City of Henderson
240 Water Street
Henderson, NV 89015

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

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 April 16, 2026.

4. APPROVAL OF AGENDA OF APRIL 16, 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 March 31, 2026

Background: After review of all vacated tenant accounts, the SNRHA Finance Department recommends that the vacated tenant accounts totaling \$75,080 or 6.03% of March 2026 rental income, be written off as uncollectible. This includes \$74,067 or 13.13% of March 2026 Public Housing Program rental income and \$1,013 or 0.15% of March 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 \$75,080 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.

Development and Modernization

8. Approval of Resolution No. SNRHA-146 To Convert the 20 Public Housing Units at Wardelle Street Townhouses to RAD

Background: At the January 16, 2025 regular board meeting, the board approved SNRHA resolution number SNRHA-137 which authorized the Executive Director to submit an application to the U.S. Department of Housing and Urban Development (HUD) to convert the 20 public housing units at the Wardelle Street Townhouses development to the Rental Assistance Demonstration Program (RAD). Converting these units to RAD would allow the property to charge higher rents and, therefore, generate more income for the property. This change would not impact the current residents as they would continue to only be charged based on 30% of their household income, the same as in public housing.

At this time, we are presenting resolution number SNRHA-146 which authorizes the

President and/or designee to negotiate, execute, and submit all documents, instruments, amendments, and/or agreements necessary or desired to convert the 20 public housing units to RAD.

Action Requested: The Executive Director requests the Board approve resolution number SNRHA-146 authorizing the Executive Director and/or his designee to execute any and all documents necessary to convert the 20 public housing units at Wardelle Street Townhouses to RAD.

Housing Programs

9. Approval to Make Proposed Revisions and Additions to the Housing Choice Voucher Administrative Plan as Presented

Background: The Southern Nevada Regional Housing Authority (SNRHA), as a quasi-governmental entity, consistently aligns its policies with established best practices across municipal, state, and federal housing agencies. In furtherance of this commitment, the Housing Choice Voucher (HCV) Program has undertaken a comprehensive revision of its Administrative Plan. These updates are designed to ensure continued compliance with U.S. Department of Housing and Urban Development (HUD) regulations, enhance operational efficiency, strengthen program integrity, and modernize administrative practices.

Action Requested: The Executive Director requests Board approval of the proposed revisions and additions to the Housing Choice Voucher Administrative Plan as presented.

Affordable Housing

10. Approval a Change Order to the Existing Contract with Aventus NV., Inc.

Background: On April 27, 2026 Aventus NV Inc, started a rehabilitation and repair scope to a home located at 2768 Natalie Ave Las Vegas, NV 89121. Upon entry at the start of renovation work, staff were confronted by unauthorized individuals that had broken into the vacant structure and caused significant damage beyond the original project scope. The vandalism created a biohazard situation and resulted in the need for substantial additional repairs, including:

- Removal and replacement of contaminated materials
- Complete replacement of water lines that were ripped out
- Drywall removal and reconstruction
- Subflooring repairs and replacement

These conditions were not present at the time the original contract was executed and require immediate remediation to proceed safely and compliantly with the renovation project.

This item is being presented to the Board because the total contract amount of \$187,440.00

exceeds the Executive Director's approval threshold. A thorough review of the additional costs has been completed, and the expenses have been determined to be reasonable and necessary.

Action Requested: Management is requesting board approval for a change order to the existing contract with Aventus NV. Inc. The original contract amount was \$136,220.00, and we are requesting a change order in the amount of \$51,220.00 to address additional vandalism-related repairs to allow the project to continue without further delay.

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

3



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, APRIL 16, 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:

Vice Chair Marissa Brown entertained a motion to approve the Regular Board Meeting Minutes on March 19, 2026.

Motion made by Commissioner Jim Seebock
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)

Vice Chair Marissa Brown entertained a motion to approve the Regular Meeting Agenda on April 16, 2026

Motion made Commissioner LuChana Turner
A Second by Commissioner Janae Scott
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

Topics of Discussion

- Marble Manor Ground Breaking
- Marble Manor Block Party
- Southern Pines Grand Opening
- Resident Council and Tenant Organization Training
- CNI Critical Community Improvement
- KCEP Radio Show – Commissioner William McCurdy II
- Presentation to Joint Interim Standing Committee on Commerce and Labor
- Aldo Lopez-Linares – Director of Supportive Services

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 March 31, 2026.

Vice Chairperson Marissa Brown entertained a motion to approve Consent Agenda Item No. 6

Motion made by Commissioner Janae Scott
A Second by Commissioner Jim Seebeck
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

Alfred Fultcher	Anthony Ward	Elliott Thomas
Jeffery Meadows	Steven Trigler	Elmon Loveless
William Moss	Scott Finley	Trudy Stewart

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.

Affordable Housing

8. Approval to Award the Firm-Fixed Contract c26008 to Contractor UBEO Business Services for Installation of Verkada Security Camera, Intercoms and Access Control in Designated Areas of Affordable Housing Properties

Patricia Stephens, Director Affordable Housing, provided background information for this agenda item

Vice Chair Marissa Brown entertained a motion to approve Agenda Item No. 8

Motion made by Commissioner Larry Blackman
A Second by Commissioner Jim Seebock
All in Favor
Opposed: None
Abstentions: None
Motion Carries Unanimously

Modernization and Development

9. Approval to Award Contract Number C26013 in the Amount of \$639,000.00 to Complete Demo Services for the Demolition of Phase II at Marble Manor

Frank Stafford, Director of Modernization and Development, provided background information for this agenda item

Vice Chair Marissa Brown entertained a motion to approve Agenda Item No. 9

Motion made by Commissioner Janae Scott
A Second by Commissioner William McCurdy II
All in Favor
Opposed: None
Abstentions: None
Motion Carries Unanimously

10. Approval to Award Increase Contract Number C25036 in the Amount of \$1,079,798.89 to Pavilion Construction NV, LLC for Rehabilitation Services at Arthur Sartini Plaza

Frank Stafford, Director of Modernization and Development, provided background information for this agenda item

Vice Chair Marissa Brown entertained a motion to approve Agenda Item No. 10

Motion made by Commissioner Janae Scott
A Second by Commissioner William McCurdy II
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

Debera Penman: My name is Debera Penman. I reside at 1810 North Sycamore Trail, Unit B, Las Vegas, Nevada, 89108. I have resided there for almost 11 years. I came from Pasadena, California, portability. My comment and issue is the fact that when I got my recertification in 2025, they had decreased the HUD contribution and increased my contribution. My rent has not changed over 11 years, number one. Number two, my income is still the same. I just receive Social Security, so I haven't gotten any increase in any monies. What I did was I filed a dispute letter. That was December 3rd. I submitted it. I was told it would be 30 days. I got a response from the hearing officer. When I had a hearing, I said, "That's fine. That gives me time to prepare my data to support my issue." 30 days later, I came into the office. Oh, I hand-wrote this dispute letter purposely because I didn't want them to think I did [unintelligible 00:35:42] or anything else. Anyway, I came in, and I said I still haven't heard from anyone. The clerk, it just happened that it was the same person that I had given the dispute letter. She contacted the person, the hearing officer, left a message. Five months later, I still haven't heard anything. I'm up for a recertification now by the 30th of April. Process, procedure. Totally unacceptable. I'm sorry. Like I said, I've been on a hunt since 2000. When I was in school, I became eligible to get housing. I raised all three of my sons before that. I was on scholarship. I had gone back to school. That made me eligible for the program. When I came along, I was in the self-sufficiency program. I was working with dad and son. Anyway, they weren't working, so I had to get out of the self-sufficiency program. You see what I'm saying? Then for this to happen.

Vice Chair Marissa Brown: Thank you, Ms. Penman. I'm so sorry. The three minutes are up. If you could stay back a few moments, we'll have someone to help you. Thank you. Mikisha Todd.

Mikisha Todd: Hello, everybody. Thank you for letting me be here today. I just want to say real quick that I took off from work to come here today. I just got hired at the new restaurant at the Sahara. I hope to see you guys there.

Vice Chair Marissa Brown: Welcome. Go ahead and state your name and address for the record, please.

Mikisha Todd: It's Mikisha Todd. I reside at 2633 Sierra Seco Avenue, Unit 105, 89106. I'm here today, and it's a lot, but I'm going to sum it up as quick as I can. I moved into a unit in May of 2025. Within 48 hours, the unit connected to my master bedroom caught a fire. All the smoke came into my unit. Within 24 hours of moving into the unit, I seen roaches, and it was a lot. With the fire, the unit above me that was empty when I moved in, all this infestation came right into my unit. Within a month, I maybe had five, six exterminations. I brought the awareness to the housing authority. I had a meeting with Rosa Garcia. I explained to her that I'm seeing too many bugs, and its too many exterminations within a short period of time, and the smoke alone, I'd like to move out. All I can say is that somewhere, somehow, something happened to where I was told that the inspector would come, because now it's getting hot, the bugs were very active, and it was too many. I was told the inspector would come. I filed through Nevada Legal Services, and the manager there named Paul. I don't know his last name at the moment, but he called all day and said, "Your inspector's not coming because your landlord reached out to the housing authority." Whatever she told them, it made them not send the inspector. At that point, I just felt like the ball was about to drop, so I asked for another letter from Rosa. I carried on. I had another letter. Rosa had given me her email address and asked me to send all the videos, pictures of all the bugs. This is just a [unintelligible 00:39:56] of what I developed, and it cost me \$73 to develop all the pictures. I couldn't just keep taking videos of bugs because it was eating up the storage of my phone. I don't have videos, and those are just [unintelligible 00:40:11]. This is the first picture I want everyone to see because I got sick from this. I went to my doctor. My doctor wrote a statement. I also take care of my disabled mom. I had an adopted child in my home. All three of us was experiencing a disorderly relation and a manifestation. Not only did I have any roaches, I started receiving weevils. I don't know what those are, so I Googled them. They have teeth on their bodies, and they get outside your dry foods. One night, I realized that these beds are in my food. I'm sorry, but I want to speak to someone outside of here because I need to explain exactly what happened. I had two family inspections, and I still was stuck into that unit.

Vice Chair Marissa Brown: If you would like to stay after I speak with someone, we can figure out how we can address that.

Vice Chair Marissa Brown: Thank you. Anybody else? Hearing and seeing none, this meeting is adjourned. Thank you.

MEETING ADJOURNED

6

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Allowance for Doubtful Accounts
FOR TENANTS THAT VACATED DURING THE PERIOD ENDING 03/31/2026

<u>Developments</u>	AMP	Dev	Proposed Write- Off Amounts	# of Accounts
<u>PHA</u>				
Hampton Court	404	005	5,996	1
Hullum Homes	407	007		
Schaffer Heights	404	009		
Jones Gardens	407	010	2,752	1
Scattered Sites (HN)	409	016		
Scattered Sites (LV)	409	016	7,778	2
Scattered Sites (D)	016	016		
Simmons Manor	406	020	8,983	1
Marble Manor	407	201	35,223	3
Ernie Cragin Terr	406	206		
Levy Gardens	403	208	85	1
James Downs	402	212		
Sherman Grdns	408	214	508	1
Villa Capri	408	215	1,288	2
Sartini Plaza	402	221	5,130	4
Sartini Annex	402	223		
Aida Brents	403	224		
Scattered Site A	310	226		
Marble Annex IV	408	228		
Scattered Site B	310	231		
Scattered Site C	310	232	371	1
Scattered Site D	409	246	2,125	1
Scattered Site E	409	247		
Sherman Annex	408	261	3,828	1
Total PHA			74,067	19

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Allowance for Doubtful Accounts
FOR TENANTS THAT VACATED DURING THE PERIOD ENDING 03/31/2026

<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		1,013	1
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		
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			1,013	1
Grand Total			75,080	20

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Allowance for Doubtful Accounts
FOR TENANTS THAT VACATED DURING THE PERIOD 04/2025 TO 03/2026

Month	Public Housing	% of Rental Income	Affordable Housing	% of Rental Income	Grand Total \$	Grand Total %
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%
Feb-26	55,684	10.49%	7,010	1.03%	62,694	5.17%
Mar-26	74,067	13.13%	1,013	0.15%	75,080	6.03%
Total Doubtful Accounts	442,706		108,957		551,663	
Total Rental Income	6,789,135		7,994,363		14,783,498	
Average Monthly Allowance	36,892	6.52%	9,080	1.36%	45,972	3.73%

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

		Total
Charge		Unpaid
Code	Description	Charges
Brown Homes (nabrown)		
late	Tenant Late Charge	62.50
rent	Tenant Rent	950.00
Total		1,012.50
Grand Total		1,012.50

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

March 2026

		Total
Charge		Unpaid
Code	Description	Charges
404-Hampton Court (ph005ham)		
damage	Tenant Damages Charge	2,600.00
late	Tenant Late Charge	223.35
legal	Legal Fee-Tenant	103.00
nsf	NSF Charge	75.00
rent	Tenant Rent	2,844.60
secdep	Tenant Security Deposit	150.00
Total		5,995.95

407-Jones Gardens (ph010jon)

damage	Tenant Damages Charge	1,282.00
late	Tenant Late Charge	56.20
misctena	Misc Tenant Charges	17.00
rent	Tenant Rent	793.05
z-tfr	Balance Transfer	603.50
Total		2,751.75

016-Scattered Sites Homes-016 Demo/Dispo (ph016ssd)

damage	Tenant Damages Charge	149.50
late	Tenant Late Charge	60.00
misctena	Misc Tenant Charges	34.00
rent	Tenant Rent	7,276.00
urpretro	Retro Prior URP Already Paid	1,463.00
Total		8,982.50

409-Scattered Sites Homes (ph016sst)

damage	Tenant Damages Charge	1,151.00
late	Tenant Late Charge	40.00
misctena	Misc Tenant Charges	17.00
rent	Tenant Rent	1,988.00
rpyretro	Repay Retro Rent	4,125.00
tparent	TPA - Rent	457.00
Total		7,778.00

407-Marble Manor (ph201mar)

damage	Tenant Damages Charge	304.00
late	Tenant Late Charge	545.95
rent	Tenant Rent	34,372.80
Total		35,222.75

403-Harry Levy Gardens (ph208lev)

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

March 2026

		Total
Charge		Unpaid
Code	Description	Charges
damage	Tenant Damages Charge	25.00
late	Tenant Late Charge	20.00
rent	Tenant Rent	40.00
Total		85.00

408-Sherman Gardens (ph214she)

damage	Tenant Damages Charge	508.00
Total		508.00

408-Villa Capri (ph215vil)

damage	Tenant Damages Charge	1,133.00
late	Tenant Late Charge	38.45
misctena	Misc Tenant Charges	28.70
rent	Tenant Rent	88.00
Total		1,288.15

402-Arthur D. Sartini Plaza (ph221sar)

damage	Tenant Damages Charge	2,486.00
late	Tenant Late Charge	140.95
rent	Tenant Rent	2,503.27
Total		5,130.22

310-Scattered Sites Homes (ph232sst)

damage	Tenant Damages Charge	371.00
Total		371.00

409-Scattered Sites Homes (ph246sst)

damage	Tenant Damages Charge	1,889.00
late	Tenant Late Charge	20.00
misctena	Misc Tenant Charges	17.00
rent	Tenant Rent	199.00
Total		2,125.00

408-Sherman Gardens Annex (ph261sgx)

damage	Tenant Damages Charge	446.33
late	Tenant Late Charge	80.00
misctena	Misc Tenant Charges	68.00
rent	Tenant Rent	3,234.00
Total		3,828.33

Grand Total		74,066.65
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8

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

RESOLUTION No.: SNRHA-146

Resolution authorizing certain actions in connection with the conversion of Wardelle Street Townhouses (the “Project”) under the Rental Assistance Demonstration (“RAD”) Program (the “Conversion”), including *inter alia*, (i) the RAD Use Agreement (the “RAD Use Agreement”) with the United States Department of Housing and Urban Development (“HUD”), Southern Nevada Regional Housing Authority (the “Authority”) and Wardelle Street Townhouses, LLC, or an entity whose managing member is an affiliate thereof (the “Owner Entity”); (ii) the preparation, execution and delivery of required evidentiary materials, including the RAD Use Agreement, to HUD and (iii) such other acts related, incidental, necessary and/or ancillary thereto (this “Resolution”).

WHEREAS, the Authority has deemed it advisable to work in conjunction with Affordable Housing Program, Inc., an instrumentality of the Authority (the “**Developer**”), the Owner Entity, and Wardelle Street Townhouses Manager, LLC, an entity owned by the Developer and acting as managing member of the Owner Entity (the “**Managing Member**”) to accomplish the Conversion of the Project;

WHEREAS, the Project was constructed with the provision of certain financing described herein and now consists of twenty (20) public housing units which will be converting to RAD units and thirty-seven (37) non-RAD Section 8 PBV units, all of which are also Low-Income Housing Tax Credit (“**LIHTC**”) units;

WHEREAS, in connection with the construction of the Project, the Owner Entity obtained (i) construction and permanent financing from Clearinghouse Community Development Financial Institution, a California corporation (“**Clearinghouse**”), in the original principal amount of \$10,500,000 (the “**Clearinghouse Loan**”); (ii) seller take-back financing from the Authority for the appraised value of the land in the original principal amount of \$1,720,000 (the “**Seller Loan**”); (iii) bridge financing from the Authority in the original principal amount of \$4,499,900 (the “**Bridge Loan**”); (iv) permanent financing from the City of Las Vegas (“**City**”) in the original principal amount of \$1,500,000 (the “**City HOME Loan**”) made from Home Investment Partnerships Program (“**HOME**”) funds and (v) permanent financing from Clark County, Nevada (“**County**”) in the original principal amount of \$1,000,000 made from HOME funds (the “**County HOME Loan**”) and together with the Clearinghouse Loan, the Seller Loan, the Bridge Loan and the City HOME Loan, individually and collectively, the “**Financings**”) at the time of the construction closing in December 2019;

WHEREAS, the Developer successfully obtained a 9% LIHTC allocation and a commitment from Wincopin Circle LLLP, a Maryland limited liability limited partnership (“**Investor Member**”) for the contribution of low-income tax credit equity in the total amount of \$10,995,804, in exchange for a 99.99% membership interest in the Owner Entity at the time of the construction closing in December 2019;

WHEREAS, in furtherance of the construction of the Project, the Authority entered into a ground lease with the Owner Entity, whereby the Authority ground leased the Project and the personal property and improvements located on the Project, to the Owner Entity for a 99-year term and the Owner Entity agreed to construct, develop and operate the Project (the “**Ground Lease**”); and

WHEREAS, the Authority shall submit such documents to HUD and execute such documents that HUD, Investor Member, Clearinghouse, City or County may require to effectuate a RAD approval, which may include, but shall not be limited to: a RAD Use Agreement and related documents, and certifications to HUD.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY, THAT:

1. Lewis Jordan, Executive Director of the Southern Nevada Regional Housing Authority, and/or his designee (individually, the “**Authorized Signer**”) be and hereby are authorized to submit a closing package to HUD pursuant to the RAD Program, a RAD Use Agreement and such forms, documents and certifications as may be required by HUD; and
2. The Authorized Signer be and hereby is authorized to enter into, execute and deliver a RAD Use Agreement with respect to the Project; and
3. The Authorized Signer be and hereby is authorized to enter into, execute and deliver an amendment to the Ground Lease to incorporate the requirements of the RAD Program; and
4. The Authorized Signer be and hereby is authorized to enter into, execute and deliver any documents necessary to assign or transfer contracts or any other documents, work product, or instruments to Owner Entity, as the Authorized Signer determines to be necessary and appropriate to effectuate the purpose of this Resolution and the Conversion of the Project; and
5. The Authorized Signer be and hereby is authorized, empowered and directed to take any and all steps necessary to execute, deliver and accept the delivery of such documents, agreements and instruments as necessary to effectuate the purpose and intent of this Resolution and the Conversion of the Project, on such terms and conditions as are consistent with the terms and conditions set forth hereinabove and determined by the Authorized Signer, in consultation with Authority’s general counsel, to be in the best interests of Authority, including documents that may be required by HUD, Investor Member, Clearinghouse, City or County to be executed at closing; and
6. This Resolution shall take effect immediately, but is condition upon the receipt of all necessary HUD approvals to effectuate the foregoing.

[CERTIFICATION FOLLOWS]

I HEREBY CERTIFY that the above Resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on May ____, 2026.

Nancy E. Brune
Chairperson

Lewis Jordan
Executive Director

Date of Certification: _____, 2026

REVIEWED FOR LEGAL SUFFICIENCY:

PARKER NELSON & ASSOCIATES, GENERAL COUNSEL

By: _____
Theodore Parker III, Esq.

Date: _____

9

Approval of Revisions to the HCV Administrative Plan

Background:

The Southern Nevada Regional Housing Authority (SNRHA), as a quasi-governmental entity, consistently aligns its policies with established best practices across municipal, state, and federal housing agencies. In furtherance of this commitment, the Housing Choice Voucher (HCV) Program has undertaken a comprehensive revision of its Administrative Plan. These updates are designed to ensure continued compliance with U.S. Department of Housing and Urban Development (HUD) regulations, enhance operational efficiency, strengthen program integrity, and modernize administrative practices.

Summary of Proposed Revisions

Chapter 6 – Financial Hardships Affecting Minimum Rent

The current Administrative Plan does not include provisions for financial hardship exemptions due to a \$0 minimum rent. Staff proposes implementing a \$50 minimum rent, thereby necessitating the incorporation of financial hardship protections in accordance with HUD regulatory requirements.

Chapter 7 – Verification of Social Security Numbers

Existing policy requires retention of Social Security documentation following verification through HUD's Enterprise Income Verification (EIV) system. The proposed revision enhances data privacy and security by requiring the timely removal and destruction of such documentation upon successful verification.

Chapter 8 – Virtual Remote Inspections (RVIs)

In alignment with HUD Notice PIH 2020-31, the proposed policy introduces the use of Remote Video Inspections (RVIs) under the National Standards for the Physical Inspection of Real Estate (NSPIRE). The revision establishes comprehensive protocols, including procedural guidelines, technological requirements, proxy eligibility criteria, operational limitations, and compliance with lead-based paint regulations.

Chapter 9 – General Leasing Policies (Lease Review)

The revisions provide greater clarity and standardization by outlining acceptable methods for submitting corrected leases, requiring submission concurrent with the Request for Tenancy Approval (RFTA), defining lease effective dates, establishing possession standards, and implementing a 20-day requirement for tenant occupancy.

Chapter 11 – Annual Reexaminations

Current policy allows participants 10 business days to provide outstanding documentation, with discretionary extensions. The revision formalizes the extension process by specifying that approved extensions will provide an additional seven (7) calendar days.

Chapter 12 – Termination of Assistance and Tenancy

The existing policy requires a 30-day notice period for termination. The recommendation is to extend this period to 60 calendar days to promote enhanced due process, ensure equitable treatment, and align with industry best practices.

Chapter 17 – Project-Based Vouchers (Preferences)

Consistent with HUD regulations that permit local preferences, the proposed revision formalizes

preference criteria and introduces an elderly preference, supported by a point-based system, for designated Project-Based Voucher (PBV) and Rental Assistance Demonstration (RAD) properties.

Chapter 17 – Owner-Maintained Waiting Lists

The inclusion of Sunrise Ranch reflects current portfolio operations and formally designates the property as utilizing an owner-maintained waiting list.

Chapter 18 – Energy-Efficient Utility Allowance (EEUA) for PBV and RAD Projects

In accordance with HUD guidance, the proposed policy establishes an Energy-Efficient Utility Allowance (EEUA) schedule for qualifying properties. It defines documentation requirements, permits temporary self-certification, and outlines monitoring protocols to ensure ongoing compliance for PBV and RAD developments.

Action Requested:

Approval of the proposed revisions and additions to the Housing Choice Voucher Administrative Plan as presented.



Southern Nevada Regional Housing Authority Significant Addition to the Housing Choice Voucher (HCV) Administrative Plan

Chapter 6- III.B. Financial Hardships Affecting Minimum Rent

Current PHA language: The financial hardship rules described below do not apply in this jurisdiction because the PHA has established a minimum rent of \$0.

Revised PHA language: The minimum rent for this locality is \$50.

Chapter 7- Verifying Family Information

Change SNRHA policy: Social Security Numbers 7-II.B.

Current language: Once an individual's status is classified as "verified" in HUD's EIV system, the PHA will not remove and destroy copies of documentation accepted as evidence of social security numbers.

Revised language: Once an individual's status is classified as "verified" in HUD's EIV system, the PHA will remove and destroy copies of documentation accepted as evidence of social security numbers.

Chapter 8- Virtual Remote Inspections

Addition to policy: Remote Video Inspections (RVIs)

Remote Video Inspections (RVIs) [Notice PIH 2020-31]

As an alternative to some or all on-site inspections, the PHA may, but is not required to, perform NSPIRE inspections from a remote location using video streaming technology and a proxy at the inspection site. Since there may be some circumstances in which the application of technology provides insufficient information or evidence to allow the PHA to make appropriate determinations about whether a condition violates NSPIRE standards, Notice PIH 2020-31 requires that if a PHA chooses to implement RVIs, the PHA should have policies and procedures in place to address such limitations.

SNRHA Policy:

At the PHA's discretion, the PHA may use remote video inspections (RVIs) for all inspection types as an alternative to an onsite inspection. The PHA will not, however, conduct RVIs in pre-1978 units where a child or children under six will reside. For these units, the PHA will conduct an onsite inspection unless the participant requests and RVI



as a reasonable accommodation.

Before conducting an RVI, both the PHA and impacted party with legal possession of the unit must agree to its use. Prior to conducting any RVI, the PHA will agree with the relevant parties to use an RVI rather than an onsite inspection. For unoccupied units, this agreement will be between the PHA and the owner. For occupied units, the agreement will be between the PHA and the tenant or other adult household member. In either case, if an agreement cannot be reached, the PHA will conduct an onsite inspection.

When selecting a proxy, the PHA may rely on the owner, property representative, tenant, or any adult associated with tenancy. The proxy will be selected through a mutual decision between the PHA, owner, and family.

When selecting the proxy, the PHA will:

Verify that, for properties built before 1978 where a child under six resides or will reside, the proxy has completed the *HUD Lead-Based Paint Visual Assessment Training Course*;

Ensure the proxy is able to determine whether there is a smell of natural gas, methane, or other noxious gas; and

Ensure that on the day of the inspection the proxy has a:

Tape measure.

Working flashlight.

Circuit analyzer to test the low-voltage operation of electrical lines.

Means to test smoke and carbon monoxide detectors.

Temperature gun.

Smartphone or tablet reliable internet connection either through 4G or 5G connectivity and sufficient data or reliable Wi-Fi available onsite. The device must have a high camera resolution (megapixels, sensors, and pixel size).

If the PHA cannot identify a proxy that is able to meet the above criteria, the PHA will conduct an in-person inspection.

The proxy must follow the directions of the inspector. The proxy will live stream the inspection using the PHA's designated streaming web-based platform. The RVI may not be recorded.



During the RVI, the NSPIRE inspector will:

Verify the address and street name outside the unit match that of the unit to be inspected.

Inspect the unit's exterior and adjoining properties in accordance with NSPIRE through the proxy.

Inspect all interior spaces in accordance with NSPIRE through the proxy.

For pre-1978 properties, follow all national and state lead-based paint requirements.

During the RVI, the proxy will:

Examine all sides of a structure, including fences and outbuildings, visually examining paint conditions of all siding, trim, windows, porches, steps, columns, and any other painted areas on the unit's exterior.

Review each room separately and visually examine the paint conditions of walls, ceilings, steps, floors, doors, door frames, and windows, including window troughs.

Document the amount of deterioration, indicating whether the scale is greater or less than the HUD de minimis amounts for deteriorated paint (including cracked, chipped, or otherwise damaged paint).

If at any time it becomes clear that the connection is unreliable, the lighting in the unit is insufficient, the necessary tools are unavailable, the noise level in or outside the unit is unacceptable, or any other circumstances as determined by the inspector, the inspector will record the unit as failed and schedule an in-person inspection.

Chapter 9- General Leasing Policies

Change to SNRHA Policy: PHA Review of Lease 9-I. ED. Lease and Tenancy Addendum

Current language: If the dwelling lease is incomplete or incorrect, the PHA will notify the family and the owner of the deficiencies. Missing and corrected lease information will only be accepted as hard



copies, in-person, by mail, by email, or by fax. The PHA will not accept missing and corrected information over the phone.

Revised language: If the dwelling lease is incomplete or incorrect, SNRHA will notify the family and the owner of the deficiencies. Missing and corrected lease information will only be accepted as hard copies, by email, in-person, by mail, or by fax. SNRHA will not accept missing and corrected information over the phone. The lease must be submitted with the RFTA. The lease must be signed by both parties with no effective date as the effective date shall be the date the unit passes HQS inspection or the date the tenant takes possession after a passed HQS inspection (whichever is later). Possession shall be defined as having keys or access to keys (i.e. via a lock box). Tenant must take possession of the unit within 20 days or it will be canceled.

Chapter 11- Annual Reexamination

Change to SNRHA Policy: Conducting Reexaminations 11-I.C.

Current language: The missing information or documentation must be provided within 10 business days of the date the PHA notifies the family. If the family is unable to obtain the information or materials within the required time frame, the family may request an extension.

Revised language: The missing information or documentation must be provided within 10 business days of the date the PHA notifies the family. If the family is unable to obtain the information or materials within the required time frame, the family may request an extension. If granted, the participant will have 7 days to provide the missing documentation.

Chapter 12- Termination of Assistance and Tenancy

Change to Policy: Termination Notice 12-II.F.

Current language: Whenever a family's assistance will be terminated, the PHA will send a written notice of termination to the family and to the owner. The PHA will also send a form HUD-5382 and form HUD-5380 to the family with the termination notice. The notice will state the date on which the termination will become effective. This date generally will be at least 30 calendar days following the date of the termination notice, but exceptions will be made whenever HUD rules, other PHA policies, or the circumstances surrounding the termination require.

Revised language: Whenever a family's assistance will be terminated, the PHA will send a written notice of termination to the family and to the owner. The PHA will also send a form HUD-5382 and



form HUD-5380 to the family with the termination notice. The notice will state the date on which the termination will become effective. This date generally will be at least 60 calendar days following the date of the termination notice, but exceptions will be made whenever HUD rules, other PHA policies, or the circumstances surrounding the termination require.

Chapter 17 – Project Based Vouchers (PBV)

Addition to SNRHA policy: Preferences

Local Preferences [24 CFR 982.207; HCV p. 4-16]

PHAs are permitted to establish local preferences, and to give priority to serving families that meet those criteria. HUD specifically authorizes and places restrictions on certain types of local preferences. HUD also permits the PHA to establish other local preferences, at its discretion. Any local preferences established must be consistent with the PHA plan and the consolidated plan and must be based on local housing needs and priorities that can be documented by generally accepted data sources.

SNRHA Policy

General Provisions

- Households may qualify for more than one preference category if eligibility criteria are met.
- All preferences are subject to verification and must be supported by acceptable documentation.
- Preference points will be applied at the time of application or upon submission of acceptable verification.

The SNRHA has the following local preferences and point system, where applicable, at certain PBV and RAD properties: **Elderly preference**

Chapter 17- Owner Maintained Waiting List

Addition to Policy: Additional projects are: **Sunrise Ranch**



Chapter 18-VII.C- Energy-Efficient Utility Allowance (EEUA) – PBV and RAD Projects

Energy-Efficient Utility Allowance (EEUA) – PBV and RAD Projects

24 CFR 982.517

(ii) The PHA may maintain an area-wide, energy-efficient utility allowance schedule to be used for units that are in a building that meets Leadership in Energy and Environmental Design (LEED) or Energy Star standards. HUD may subsequently identify additional Energy Savings Design standards or criteria for applying the allowance to retrofitted units in a building that does not meet the standard, which will be modified or added through a document published in the Federal Register for 30 days of public comment, followed by a final document announcing the modified standards and the date on which the modifications take effect. The energy-efficient utility allowance (EEUA) schedule is to be maintained in addition to, not in place of, the area-wide utility allowance schedule described in [paragraph \(b\)\(2\)\(i\)](#) of this section, unless all units within a PHA's jurisdiction meet one or more of the required standards.

SNRHA Policy

The SNRHA maintains an Energy-Efficient Utility Allowance (EEUA) schedule for units in buildings that meet recognized energy efficiency standards, including LEED, ENERGY STAR, or HUD-approved standards, in accordance with 24 CFR 982.517. The EEUA reflects reduced utility consumption and is maintained in addition to the standard utility allowance schedule unless all units in the SNRHA's jurisdiction meet qualifying standards.

For PBV and RAD projects, owners/developers must provide documentation verifying energy-efficient certification. The SNRHA may temporarily accept a signed self-certification confirming that the building meets the required standards. Official certification must be submitted within 60 days of the HAP contract effective date. EEUA may be applied prospectively only based on self-certification and cannot be applied retroactively until official documentation is received. If certification is not submitted within the 60-day period, the standard utility allowance will apply, and HAP payments may be adjusted as necessary. The SNRHA will retain all documentation in the project file and monitor compliance to ensure proper application of EEUA.



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Cost Proposal

2768 Natalie Ave
Las Vegas NV

Summary:

Aventus NV, Inc. performed a comprehensive evaluation of the property located at 2768 Natalie Avenue following unauthorized occupancy and vandalism. The inspection revealed widespread damage including biohazard contamination, theft of plumbing systems, HVAC destruction, and extensive damage to interior finishes and building components.

The proposed scope addresses all additional work required to restore the residence to its originally intended construction condition. This includes remediation of hazardous materials, full replacement of critical building systems, and repair of structural and finish components impacted by vandalism.

Biohazard Remediation and Debris Removal

Removal and disposal of approximately 60 cubic yards of debris resulting from unauthorized occupancy. Conditions included widespread feces contamination throughout the residence. Scope included full structure trash-out, PPE utilization, hazardous material handling, full surface cleaning and disinfection of approximately 2,400 SF, and ozone treatment for odor and contamination mitigation.

Material (PPE, chemicals) \$2,000

Labor \$10,000

Equipment (dumpsters, ozone, vacs) \$1,750

OH & Profit \$1,250

Cost: \$15,000.00

Full Plumbing System Replacement (Water & Sanitary)

Due to vandalism and theft, the domestic water supply and sanitary drain systems were removed and rendered nonfunctional. Scope includes full replacement of hot and cold water distribution (PEX), complete reconstruction of drain/waste/vent systems, reconnection to all fixtures (3 bathrooms, kitchen), restoration of vertical and horizontal piping runs, reconnection to main service, and full system testing and commissioning. Includes Permit and Testing.

Material & Labor (PEX, fittings, fixtures tie-ins) \$12,000

Cost: \$12,000.00

HVAC System Replacement (5-Ton Unit with Ductwork)

Due to vandalism, the existing furnace and associated HVAC components were rendered nonfunctional. Scope includes furnishing and installing a new 5-ton HVAC system (condenser, furnace/air handler, and coil), along with full replacement of attic ductwork including supply and return runs. Work includes removal of damaged materials, installation of new system components, and testing, balancing, and commissioning of the system.

Cost: Owner to Complete

Drywall Repair and Replacement (Damage & Access for Plumbing)

Due to vandalism and theft of copper piping, existing drywall was damaged and removed in multiple areas. Additional demolition is required to access and install new plumbing systems. Scope includes removal of damaged and contaminated drywall, installation of new drywall, and finishing including tape, mud, and texture to match existing surfaces.

Material (board, mud, texture) \$1,200

Labor \$2,750

OH & Profit \$595

Cost: \$4,545.00

Openings and Exterior Component Replacement

Due to vandalism and forced entry, multiple exterior openings were damaged or compromised. Scope includes replacement of garage door and opener, main entry door with security screen, exterior side garage door, and a 16-foot side yard gate. Work also includes installation of one new window, hardware replacement for existing windows, and replacement of two sliding glass doors.

Garage Door w/ Opener: \$6,000.00

Sliders (2) 1,000: \$3,000

Window: \$1,500

Cost: \$10,500

Electrical System Repairs (Vandalism Related)

Scope includes troubleshooting and repair of electrical systems damaged due to vandalism, including replacement of damaged wiring, devices, and components as required to restore system functionality. Work includes testing and verification of circuits.

Material (wire, devices) \$1,000



Labor \$1,000

OH & Profit \$300

Cost: \$2,300.00

Subfloor Repairs and Miscellaneous Restoration

Scope includes repair of floor areas damaged due to removal of plumbing, including subfloor replacement, minor framing and blocking repairs, and miscellaneous restoration items required to support new construction and system installation. All floors to be primed prior to adhesive due to kilz.

Included in OG proposal

Full Interior Sealing Coat (Odor and Contamination Control)

Due to widespread contamination from unauthorized occupancy, a full sealing coat will be applied to all interior walls, ceilings, and flooring using Kilz or equivalent primer. This is required to encapsulate residual odors and contaminants prior to finish painting.

Material (primer/sealer) \$1,000

Labor \$1,500

OH & Profit \$375

Cost: \$2,875.00 * Kilz all walls, ceilings, and floors for smell.

Stucco Repair, Patch & Paint + Wood Plank Replacement

Scope Includes: Stucco patching at: (1) window, (2) sliding doors, 15 - 20 miscellaneous penetrations/holes around structure, Texture matching to existing finish, Full prep, prime, and paint to blend repaired areas, Replacement of around 200 SF exterior wood plank decking at front patio (demo, disposal, install).

Material (stucco mix, lath, fasteners, paint, wood planks) \$1,000

Labor (patching, texture matching, carpentry, painting) \$2,500

OH & Profit \$500

Total \$4,000

Total Price: \$51,220.00

Exclusions: Any concealed conditions not visible at the time of inspection, including but not limited to additional structural damage, concealed utility damage, or hidden contamination, are excluded. Any such conditions identified during construction will be addressed via change order, structural repairs including but not limited to foundation issues, major framing replacement, load-bearing wall modifications, or engineered repairs are excluded unless specifically identified and priced herein, electrical panel




upgrades, service replacements, or code-mandated system upgrades beyond repair of vandalism-related damage are excluded, plumbing scope is limited to replacement of accessible domestic water and sanitary systems. Replacement of underground utilities, main service lines beyond the building footprint, or unforeseen system failures are excluded (including all plumbing, water and sewer) under slab or to the street, HVAC scope. Any upgrades required to meet current code, energy compliance, or system redesign beyond like-for-like replacement are excluded, replacement of attic or wall insulation is excluded unless removal is required for access or damage is identified during construction, hazardous material remediation is limited to observed biohazard conditions. Mold, asbestos, lead, or other hazardous materials not previously identified are excluded, site work including landscaping, irrigation, fencing beyond identified scope, grading, and exterior concrete is excluded, finish materials are based on builder-grade standards consistent with the original contract. Upgrades to finishes, fixtures, or materials are excluded, Permit fees (besides plumbing), plan check fees, utility fees, and third-party inspection costs are excluded unless otherwise noted, temporary utilities, extended site security, or additional general conditions resulting from delays beyond contractor control are excluded, Installation or coordination of owner-supplied materials or equipment is excluded unless specifically noted.

Nevada Office:

1600 Carse Drive
Boulder City, NV 89005

New York Office:

1461 County Road 6
Phelps, NY 14532

 **Phone:** 1-866-348-6463

 **Web:** AVENTUSNV.COM