

NOTICE 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

NOTICE 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

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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

NOTICE 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
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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



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

**NOTICE 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

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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

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ADJOURNMENT