



Board of Commissioners:

Nancy Brune, Chairperson
Marissa Brown, Vice-Chairperson
Larry Blackman, Commissioner
Richard Cherchio, Commissioner
William McCurdy II, Commissioner
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Jim Seebeck, Commissioner
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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, SEPTEMBER 17, 2026
IN THE COMMISSION CHAMBERS
340 N. 11TH STREET, LAS VEGAS, NEVADA**

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

The agenda is available on the Southern Nevada Regional Housing Authority website, <http://www.snrha.org>. For copies of agenda items and supporting backup materials, please contact Ms. Theresa Garzon, Executive Coordinator, at (702) 477-3110 or 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, September 17, 2026. Your comments and participation will be read into the record.

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

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

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

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

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

City of Henderson
240 Water Street
Henderson, NV 89015

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

SECTION 1. OPENING CEREMONIES

1. ROLL CALL

2. PUBLIC COMMENT

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

3. APPROVAL OF MINUTES:

- Approval of the Regular Board Meeting Minutes on August 20, 2026.

4. APPROVAL OF AGENDA OF SEPTEMBER 17, 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:

- The Board of Commissioners for the Southern Nevada Regional Housing Authority may remove an item from the agenda or delay discussion and action relating to an item at any time.
- Consent Agenda - The Board of Commissioners considers all matters in this sub-category to be routine and may be acted upon in one motion. Most agenda items are phrased for positive action. However, the Board may take other actions such as hold, table, amend, etc.
- Consent Agenda items are routine and can be taken in one motion unless a Commissioner requests that an item be taken separately. The Chair will call for public comment on these items before a vote. For all items left on the Consent Agenda, the action taken will be the staff's recommendation as indicated on the item.
- Items taken separately from the Consent Agenda by Commission members at the meeting will be heard following the Commissioners'/Executive Director's Recognition Section.

Finance

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

Background: After review of all vacated tenant accounts, the SNRHA Finance Department recommends that the vacated tenant accounts totaling \$17,953 or 1.44% of July 2026 rental income, be written off as uncollectible. This includes \$17,953 or 3.30% of July 2026 Public Housing Program rental income and \$0.00 or 0.00% of July 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 \$17,953 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.

Procurement

8. Approval Renew all FY2027 Annual Services Contracts for SNRHA

Background: The following listed contracts for FY27 (10/01/26-09/30/27) are being brought to the Board for approval. The source of the eligible expenditure funds and annual services for each contract are listed and included in the SNRHA FY27 Operating budgets. Please note that the Board is only approving the last two columns; representing the projected current fiscal year and the total contract value over multiple years.

Action Requested: The Executive Director is recommending Board approval of all FY27 annual services contract renewals.

Information Technology

9. Approval to Increase Contract c22006 for AT&T Mobility

Background: The Southern Nevada Regional Housing Authority relies on AT&T cellular services to support staff communications, business operations, and agency mobility requirements. In addition to mobile phone service for authorized personnel, AT&T provides wireless 5G backup connectivity for remote and operationally critical locations where continuity of network connectivity is essential.

Over the past year, the agency's dependence on wireless communications and redundant internet connectivity has increased. The AT&T 5G gateways serve as an important business continuity and disaster recovery measure by providing an alternate communications path during primary internet service interruptions. These services help ensure uninterrupted access to critical applications, cloud-based systems, voice communications, and operational resources.

Action Requested: The Executive Director is requesting that the Board approve a \$50,000 increase to the annual spend for AT&T Mobility. Specifically, the additional funding is to cover the rest of the invoices for FY26.

Housing Programs

10. Approval Of the Proposed Revisions and Additions to the Housing Choice Voucher Administrative Plan

Background: The Southern Nevada Regional Housing Authority (SNRHA), as a quasi-governmental agency, is committed to maintaining policies and procedures that reflect federal requirements, industry best practices, and sound program administration. As part of this commitment, the Housing Choice Voucher (HCV) Program conducts ongoing reviews of its Administrative Plan to ensure alignment with evolving U.S. Department of Housing and Urban Development (HUD) regulations and guidance.

The proposed revisions are intended to strengthen regulatory compliance, enhance program integrity, improve operational efficiency, and promote consistency in administering housing assistance programs. These updates also provide greater policy clarity, reduce administrative burden where appropriate, support equitable and transparent decision-making, and ensure that SNRHA's program requirements remain responsive to the needs of program participants, property owners, and the community it serves.

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

Public Housing

11. Approval of the updated Utility Allowance Schedule with an effective date of January 1, 2027.

Background: The HUD Regulations (24 CFR 965.507 (a) & (b)) require a comparison of the utility providers' rates and charges. The study was conducted in compliance with the Public Housing Utility Allowance HUD Regulations 24 CFR 965, Subpart E – Resident Allowances for Utilities.

HUD Regulations (24 CFR 965.507 (b) state that, “adjustments to resident payments as a result of such changes agencies do not have to comply with the sixty (60) day notice (and comment period) requirement of 965.502(c)”, a 30-Day notice will suffice.

Action Requested: Authorize the Executive Director to approve the updated Utility Allowance Schedule with an effective date of January 1, 2027.

Modernization & Development

12. Approval of Resolution No. SNRHA-149 Authorizing the Executive Director to execute any and all documents necessary to prepare and submit a Rental Assistance Demonstration (RAD) program application to HUD for the financing for the redevelopment of Arthur Sartini Plaza

Background: Originally constructed in 1983, Arthur Sartini Plaza is a 220-unit, four story senior housing development located at 900 Brush St. Sartini Plaza consists of (218) 1-bedroom and (2) 2-bedroom apartments. Since its construction Sartini has not had a full-scale renovation of its units.

At this time SNRHA, through its subsidiary Affordable Housing Program, Inc. (AHP), would like to submit an application to the Department of Housing and Urban Development (HUD) under the Rental Assistance Demonstration (RAD) program for the conversion and redevelopment of Sartini Plaza. The conversion will include the full, comprehensive modernization of all 220 public housing units including new plumbing, lighting, flooring, cabinets, appliances, countertops, sinks, tubs, vanities, commodes, low-flow faucets, landscaping, and improved site lighting.

Action Requested: The Executive Director and staff request the board approve resolution number SNRHA-149 authorizing the Executive Director and/or his designee to enter into and execute any and all documents necessary to submit a RAD application to HUD for the comprehensive redevelopment of Sartini Plaza.

Executive Office

13. Election of Chairperson

In Accordance with Article III, Section 7 of our By-Laws, the Board will select a Chairperson to serve for one year.

14. Election of Vice-Chairperson

In Accordance with Article III, Section 7 of our By-Laws, the Board will select a Vice-Chairperson to serve for one year.

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