

NOTICE OF THE ANNUAL MEETING OF THE BOARD OF DIRECTORS OF
LANDSMAN FAMILY, LLC
(AN AFFILIATE OF THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY)
TO BE HELD ON THURSDAY, OCTOBER 15, 2026
AT 12:00 PM
IN THE COMMISSION CHAMBERS
AT 340 N. 11TH STREET, LAS VEGAS, NEVADA

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

1. **ROLL CALL**
2. **APPROVAL OF AGENDA**
3. **PUBLIC COMMENT** *Public comment during this portion of the Agenda must be limited to matters on the agenda for action. If you wish to be heard, come to the podium and give your name for the record. The amount of discussion, as well as the amount of time any single speaker is allowed, may be limited. Public comment that is repetitious, slanderous, offensive, and inflammatory, amounts to personal attacks or interferes with the rights of other speakers is not allowed. Any person who acts in violation of these rules will be excused for the remainder of the meeting.*
4. **Approval of the Operating Budget For the Landsman Gardens Fiscal Year Ending December 31, 2027**

Background: Attached is the Landsman Gardens Apartments Budget for FY 2027, which is managed by Affordable Housing Program of SNRHA. This budget covers twelve (12) months of estimated operating receipts and expenditures for December 31, 2027. Upon Board Approval, the SNRHA will adopt the Landsman Gardens Apartments Fiscal Year 2027 Operating Budget. This is a Rental Assistance Demonstration (RAD) project which converted in FY 2014.

Action Requested: The Executive Director requests that the Board approve the Operating budget for Landsman Gardens Apartments for FY December 31, 2027.

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

ADJOURNMENT

**NOTICE OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS OF
BIEGGER ESTATES, LLC
(AN AFFILIATE OF THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY)
TO BE HELD ON THURSDAY, OCTOBER 15, 2026
IMMEDIATELY FOLLOWING LANDSMAN FAMILY LLC.
IN THE COMMISSION CHAMBERS
AT 340 N. 11TH STREET, LAS VEGAS, NEVADA**

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1. **ROLL CALL**
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4. **Approval of the Operating Budget For the Biegger Estates Fiscal Year Ending December 31, 2027**

Background: Attached is the Biegger Estates Apartments Budget for FY 2027, which is managed by the Affordable Housing Program of SNRHA. This budget covers twelve (12) months of estimated operating receipts and expenditures for December 31, 2027. Upon Board Approval, the SNRHA will adopt the Biegger Estates Apartments Fiscal Year 2027 Operating Budget. This is a Rental Assistance Demonstration (RAD) project which converted in FY 2016.

Action Requested: The Executive Director requests that the Board approve the Operating budget for Biegger Estates Apartments for FY December 31, 2027.
5. **CITIZEN PARTICIPATION** *Items raised under this portion of the Agenda cannot be deliberated or acted upon by the Board of Directors of Biegger Estates, LLC until the notice provisions of the Open Meeting Law have been complied with. If you wish to speak on matters on or off the Agenda, please step up to the podium and clearly state your name and address. In consideration of others, avoid repetition, and limit your comments to no more than three (3) minutes.*

ADJOURNMENT

**NOTICE OF THE ANNUAL MEETING OF THE BOARD OF DIRECTORS OF
OTTO MERIDA VILLAS, LLC
(AN AFFILIATE OF THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY)
TO BE HELD ON THURSDAY, OCTOBER 15, 2026
IMMEDIATELY FOLLOWING BIEGGER ESTATES, LLC
IN THE COMMISSION CHAMBERS
AT 340 N. 11TH STREET, LAS VEGAS, NEVADA**

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1. **ROLL CALL**
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4. **Approval of the Operating Budget For the Otto Merida Desert Villas Fiscal Year Ending December 31, 2027**

Background: Attached is the Otto Merida Desert Villas Budget for FY 2027, which is managed by the Affordable Housing Program of SNRHA. This budget covers twelve (12) months of estimated operating receipts and expenditures for December 31, 2027. Upon Board Approval, the SNRHA will adopt the Otto Merida Desert Villas Fiscal Year 2027 Operating Budget. This is a Mixed Finance project which converted in FY 2004.

Action Requested: The Executive Director requests that the Board approve the Operating budget for Otto Merida Desert Villas or FY December 31, 2027

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

ADJOURNMENT

NOTICE OF THE ANNUAL MEETING OF THE BOARD OF DIRECTORS OF
VERA JOHNSON B, LLC
(AN AFFILIATE OF THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY)
TO BE HELD ON THURSDAY, OCTOBER 15, 2026
IMMEDIATELY FOLLOWING OTTO MERIDA VILLAS, LLC
IN THE COMMISSION CHAMBERS
AT 340 N. 11TH STREET, LAS VEGAS, NEVADA

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4. **Approval of the Operating Budget For the Vera Johnson B Fiscal Year Ending December 31, 2027**

Background: Attached is the Vera Johnson B Apartments Budget for FY 2027, which is managed by HAND Management Company. This budget covers twelve (12) months of estimated operating receipts and expenditures for December 31, 2027. Upon Board Approval, the SNRHA will adopt the Vera Johnson B Apartments Fiscal Year 2027 Operating Budget. This is a Rental Assistance Demonstration (RAD) project which converted in FY 2016.

Action Requested: The Executive Director requests that the Board approve the Operating budget for Vera Johnson B Apartments for FY December 31, 2027.
5. **CITIZEN PARTICIPATION** *Items raised under this portion of the Agenda cannot be deliberated or acted upon by the Board of Directors of Vera Johnson B, LLC until the notice provisions of the Open Meeting Law have been complied with. If you wish to speak on matters on or off the Agenda, please step up to the podium and clearly state your name and address. In consideration of others, avoid repetition, and limit your comments to no more than three (3) minutes.*

ADJOURNMENT

NOTICE OF THE ANNUAL MEETING OF THE BOARD OF DIRECTORS OF
ROSE GARDEN SENIOR APARTMENTS, LLC
(AN AFFILIATE OF THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY)
ON THURSDAY, OCTOBER 15, 2026
IMMEDIATELY FOLLOWING VERA JOHNSON B, LLC
IN THE COMMISSION CHAMBERS
AT 340 N. 11TH STREET, LAS VEGAS, NEVADA

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1. **ROLL CALL**
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4. **Approval of the Operating Budget For the Rose Garden Fiscal Year Ending December 31, 2027**

Background: Attached is the Rose Garden Apartments Budget for FY 2027, which is managed by HAND Management Company. This budget covers twelve (12) months of estimated operating receipts and expenditures for December 31, 2027. Upon Board Approval, the SNRHA will adopt the Rose Garden Apartments Fiscal Year 2027 Operating Budget. This is a Rental Assistance Demonstration (RAD) project which converted in FY 2018.

Action Requested: The Executive Director requests that the Board approve the Operating budget for Rose Garden Apartments for FY26 ending December 31, 2027.

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

ADJOURNMENT

**NOTICE OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS OF
ESPINOZA TERRACE, LLC
(AN AFFILIATE OF THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY)
TO BE HELD ON THURSDAY, OCTOBER 15, 2026
IMMEDIATELY FOLLOWING ROSE GARDEN SENIOR APARTMENTS, LLC
IN THE COMMISSION CHAMBERS
AT 340 N. 11TH STREET, LAS VEGAS, NEVADA**

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4. **Approval of the Operating Budget For the Espinoza Terrance Fiscal Year Ending December 31, 2027**

Background: Attached is the Espinoza Terrance Apartments Budget for FY 2027, which is managed by the Affordable Housing Program of SNRHA. This budget covers twelve (12) months of estimated operating receipts and expenditures for December 31, 2027. Upon Board Approval, the SNRHA will adopt the Espinoza Terrance Apartments Fiscal Year 2027 Operating Budget. This is a Rental Assistance Demonstration (RAD) project which converted in FY 2018.

Action Requested: The Executive Director requests that the Board approve the Operating budget for Espinoza Terrance Apartments for FY December 31, 2027.
5. **CITIZEN PARTICIPATION** *Items raised under this portion of the Agenda cannot be deliberated or acted upon by the Board of Directors of Espinoza Terrace, LLC until the notice provisions of the Open Meeting Law have been complied with. If you wish to speak on matters on or off the Agenda, please step up to the podium and clearly state your name and address. In consideration of others, avoid repetition, and limit your comments to no more than three (3) minutes.*

ADJOURNMENT

NOTICE OF THE ANNUAL MEETING OF THE BOARD OF DIRECTORS OF
ARCHIE GRANT, LLC
(AN AFFILIATE OF THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY)
TO BE HELD ON THURSDAY, OCTOBER 15, 2026
IMMEDIATELY FOLLOWING ESPINOZA TERRACE, LLC
IN THE COMMISSION CHAMBERS
AT 340 N. 11TH STREET, LAS VEGAS, NEVADA

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1. **ROLL CALL**
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4. **Approval of the Operating Budget For the Archie Grant Park Fiscal Year Ending December 31, 2027**

Background: Attached is the Archie Grant Park Apartments Budget for FY 2027, which is managed by Affordable Housing Program of SNRHA. This budget covers twelve (12) months of estimated operating receipts and expenditures for December 31, 2027. Upon Board Approval, the SNRHA will adopt the Archie Grant Park Apartments Fiscal Year 2027 Operating Budget. This is a Rental Assistance Demonstration (RAD) project which converted in FY 2019.

Action Requested: The Executive Director requests that the Board approve the Operating budget for Archie Grant Park Apartments for FY December 31, 2027.
5. **CITIZEN PARTICIPATION** *Items raised under this portion of the Agenda cannot be deliberated or acted upon by the Board of Directors of Archie Grant, LLC until the notice provisions of the Open Meeting Law have been complied with. If you wish to speak on matters on or off the Agenda, please step up to the podium and clearly state your name and address. In consideration of others, avoid repetition, and limit your comments to no more than three (3) minutes.*

ADJOURNMENT

NOTICE OF THE ANNUAL MEETING OF THE BOARD OF DIRECTORS OF
WARDELLE STREET TOWNHOUSES, LLC
(AN AFFILIATE OF THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY)
ON THURSDAY, OCTOBER 15, 2026
IMMEDIATELY FOLLOWING ARCHIE GRANT, 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 the Operating Budget For the Wardelle Street Townhouses Fiscal Year Ending December 31, 2027**

Background: Attached is the Budget for Wardelle Street Townhouses FY 2027, which is managed by Affordable Housing Program of SNRHA. This budget covers twelve (12) months of estimated operating receipts and expenditures for December 31, 2027. Upon Board Approval, the SNRHA will adopt the Wardelle Street Townhouses Fiscal Year 2027 Operating Budget. This is a Mixed Finance project which converted in FY 2020.

Action Requested: The Executive Director requests that the Board approve the Operating budget for Wardelle Street Townhouses for FY December 31, 2027.
5. **CITIZEN PARTICIPATION** *Items raised under this portion of the Agenda cannot be deliberated or acted upon by the Board of Directors of Wardelle Street Townhouses, LLC until the notice provisions of the Open Meeting Law have been complied with. If you wish to speak on matters on or off the Agenda, please step up to the podium and clearly state your name and address. In consideration of others, avoid repetition, and limit your comments to no more than three (3) minutes.*

ADJOURNMENT

NOTICE OF THE ANNUAL MEETING OF THE BOARD OF DIRECTORS OF
VERA JOHNSON A FAMILY, LLC
(AN AFFILIATE OF THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY)
ON THURSDAY, OCTOBER 15, 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
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4. Approval of the Operating Budget For the Vera Johnson A Fiscal Year Ending December 31, 2027

Background: Attached is the Vera Johnson A Apartments Budget for FY 2027, which is managed by Park Place Management Company. This budget covers twelve (12) months of estimated operating receipts and expenditures for December 31, 2027. Upon Board Approval, the SNRHA will adopt the Vera Johnson A Apartments Fiscal Year 2027 Operating Budget. This is a Mixed Finance project which converted in FY 2018.

Action Requested: The Executive Director requests that the Board approve the Operating budget for Vera Johnson A Apartments for FY December 31, 2027

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

ADJOURNMENT

NOTICE OF THE ANNUAL MEETING OF THE BOARD OF DIRECTORS OF
JAMES DOWN TOWERS, LLC
(AN AFFILIATE OF THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY)
TO BE HELD ON THURSDAY, OCTOBER 15, 2026
IMMEDIATELY FOLLOWING VERA JOHNSON A, 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 the Operating Budget For James Down Towers Fiscal Year Ending December 31, 2027**

Background: Attached is the James Down Tower Budget for FY 2027, which is managed by the Affordable Housing Program of SNRHA. This budget covers twelve (12) months of estimated operating receipts and expenditures for December 31, 2027. Upon Board Approval, the SNRHA will adopt the Affordable Housing Program of SNRHA Fiscal Year 2027 Operating Budget. This is a Mixed Finance project which converted in FY 2023.

Action Requested: The Executive Director requests that the Board approve the Operating budget for James Down Towers for FY December 31, 2027

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

ADJOURNMENT

NOTICE OF THE ANNUAL MEETING OF THE BOARD OF DIRECTORS OF
HULLUM HOMES, LLC
(AN AFFILIATE OF THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY)
TO BE HELD ON THURSDAY, OCTOBER 15, 2026
IMMEDIATELY FOLLOWING JAMES DOWN TOWERS, 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 the Operating Budget For Hullum Homes Fiscal Year Ending December 31, 2027**

Background: Attached is the Hullum Homes for FY 2027, which is managed by the Affordable Housing Program of SNRHA. This budget covers twelve (12) months of estimated operating receipts and expenditures for December 31, 2027. Upon Board Approval, the SNRHA will adopt the Affordable Housing Program of SNRHA Fiscal Year 2027 Operating Budget. This is a Rental Assistance Demonstration (RAD) project which converted in FY 2024.

Action Requested: The Executive Director requests that the Board approve the Operating budget for Hullum Homes for FY December 31, 2027

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

ADJOURNMENT

**NOTICE OF THE ANNUAL MEETING OF THE BOARD OF DIRECTORS OF
RESIDENT OPPORTUNITIES FOR SELF-SUFFICIENCY AND
EMPOWERMENT (ROSE) FOUNDATION
ON THURSDAY, OCTOBER 16, 2025
IMMEDIATELY FOLLOWING HULLUM HOMES, LLC
IN THE COMMISSION CHAMBERS
AT 340 N. 11TH STREET, LAS VEGAS, NEVADA**

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

1. **ROLL CALL**
2. **APPROVAL OF AGENDA**
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4. **Approval of the Operating Budget For the ROSE Foundation Fiscal Year Ending September 30, 2027**

Background: Attached is the ROSE Foundation Budget for FY 2027, which is managed by Supportive Services department. This budget covers twelve (12) months of estimated operating receipts and expenditures for FY ending September 30, 2027. Upon Board Approval, the SNRHA will adopt the ROSE Foundation Fiscal Year 2027 Operating Budget. This is the Southern Nevada Regional Housing Authority's 501(C)3 non-profit company used to generate donations to support non-federal and resident program activities.

Action Requested: The Executive Director requests that the Board approve the Operating budget for the ROSE Foundation for FY27 ending September 30, 2027.

5. **CITIZEN PARTICIPATION** *Items raised under this portion of the Agenda cannot be deliberated or acted upon by the Board of Directors of R.O.S.E Foundation 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, OCTOBER 15, 2026
IMMEDIATELY FOLLOWING
RESIDENT OPPORTUNITIES FOR SELF-SUFFICIENCY AND EMPOWERMENT
(ROSE) FOUNDATION
IN THE COMMISSION CHAMBERS
340 N. 11TH STREET, LAS VEGAS, NEVADA**

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

The agenda is available on the Southern Nevada Regional Housing Authority website, <http://www.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, October 15, 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 September 17, 2026.

4. APPROVAL OF AGENDA OF OCTOBER 15, 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 August 31, 2026

Background: After review of all vacated tenant accounts, the SNRHA Finance Department recommends that the vacated tenant accounts totaling \$34,868 or 2.23% of August 2026 rental income, be written off as uncollectible. This includes \$32,536 or 6.17% of August 2026 Public Housing Program rental income and \$2,332 or 0.22% of August 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 \$34,868 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.

Public Housing

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

Background: Arthur Sartini Plaza is a 220-unit elderly-preference housing project located at 900 Brush Street, Las Vegas, NV 89107. SNRHA received an award of funds from Clark County, Nevada made from the Community Housing Fund (CHF) pursuant to a Grant Agreement dated August 31, 2026. The Clark County Community Housing Fund (CHF) works to preserve affordable rental units within the county. As a recipient of the CHF funds, residents at Arthur Sartini Plaza are required to execute the attached lease addendum for initial lease ups and renewals. This addendum ensures compliance with Section 3.3 of the Grant Agreement.

Residents were given a 30-day comment review period which ended on 9/20/2026. No written comments were received.

Action Requested: To authorize the Executive Director to make necessary changes to the Public Housing Admissions and Continued Occupancy Policy (ACOP) to reflect the lease addendum required by the County under the CHF program, with an effective date of October 16, 2026.

Modernization & Development

9. Approval to Award the Firm-Fixed Contract for New Asphalt Shingle Roofing System to CTR Roofing LTD.

Background: On June 29, 2026, an IFB solicitation package was posted as a downloadable PDF file on the SNRHA website at <https://www.snrha.org> and the Nevada Government eMarketplace (NGEM) website at <https://nevada.ionwave.net/Login.aspx> of which 5,937 companies were notified and 5 actually downloaded the solicitation. In addition, the Solicitation was advertised in the Las Vegas Review Journal, Las Vegas Asian Journal, Latin American Press, and Culturally Diverse Advertising, as well as provided to companies listed within SNRHA's Construction Contractors' Database, the Emerging Small Business Program of the Governor's office, the Construction Notebook and local organizations such as The Urban Chamber of Commerce, Las Vegas Clark County Urban League, and the Small Business Administration.

A Pre-Bid Conference was held on Wednesday, July 15, 2026 at 8:30am, with Site Visits that followed at 9:30AM, whereby 20 companies excluding SNRHA's staff attended the meeting. A Question and Answer Period was provided for the period July 15 – August 19, 2026, 10:00am.

On the closing date of the Solicitation, Tuesday, September 1, 2026, 10:00am, the SNRHA received six (5) bids. Additionally, a Bid Opening followed and it was determined that CTR ROOFING LTD., was the lowest, most responsive and responsible bidder with a bid amount of \$527,821.00. Staff reviewed the documents and performed all background checks to include license, ownerships, debarment (HUD/EPLS) etc., and found this Contractor to be responsive and responsible.

Modernization/Development Department request approval to award the contract for the above-noted services pursuant to Invitation to Bid, IFB B26022 for a period of 150 days for a not-to-exceed amount of \$527,821.00

There is a Section 3 component to this contract as pursuant to 24CFR Part 75 of which CTR ROOFING LTD is aware of and will comply should the opportunity become available. Mr. David Lytle is present to answer any questions the Board may have.

Action Requested: Approval to award the contract for the above-noted services pursuant to Invitation for Bid, IFB B26022 for a period of 150 days not-to-exceed amount of \$527,821.00.

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