

**AGENDA 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

Operating Budgets - Summary

a. Type of Submission [X] Original [] Revision No.:			b. Fiscal Year Ending 12/31/2027
e. Name of Public Housing Agency / Indian Housing Authority (PHA/IHA) LANDSMAN GARDEN			
j. No. of Dwelling Units			k. No. of Unit Months Available 1,200

Line	Acct.		FY 2027
Operating Receipts:			
070	3110	Dwelling Rental	310,250
090	3190	Subsidy Rental	1,062,592
100	Total	Rental Income (sum of lines 070, 080, and 090)	1,372,842
110	3610	Interest on General Fund Investments	10,000
120	3690	Other Income	13,500
125	3690	Vacancy Loss	(68,642)
130	Total	Operating Income (sum of lines 100, 110, and 120)	1,327,700
Operating Expenditures - Administration:			
140	4110	Administrative Salaries & Benefits	227,100
150	4130	Legal Expense	1,750
160	4140	Staff Training	5,000
180	4170	Accounting /Auditing Fees	15,000
195	4190	Management Fee - (Internal)	42,450
	4190	Fee for Services	4,000
	4190	Compliance Fees	30,000
200	4190	Other Administrative Expenses	30,500
210	Total	Administrative Expense (sum of line 140 thru line 200)	355,800
Tenant Services:			
220	4210	Salaries	46,965
240	4230	Contract Costs, Training and Other	500
250	Total	Tenant Services Expense (sum of lines 220, 230, & 240)	47,465
Utilities:			
260	4310	Water	108,500
270	4320	Electricity	17,000
280	4330	Gas	4,600
310	4390	Sewer	30,000
320	Total	Utilities Expense (sum of line 260 thru line 310)	160,100

LANDSMAN GARDEN

Line No.	Acct. No.	Description	FY 2027
Ordinary Maintenance and Operation:			
330	4410	Labor	193,114
340	4420	Materials	32,000
350	4430	Contract Costs	134,526
360	Total	Ordinary Maintenance & Operation Expense	359,640
Protective Services:			
380	4470	Alarms	10,000
390	4480	Contract Costs (Security/Alarms)	73,980
400	Total	Protective Services Expense	83,980
General Expense:			
410	4510	Insurance	92,000
420	4520	Payments in Lieu of Taxes	
430	4530	Longevity / Terminal Leave Payments	
450	4570	Collection Losses	
460	4590	Other General Expenses	
470	Total	General Expense (sum of lines 410 to 460)	92,000
480	Total	Routine Expense	1,098,986
Rent for Leased Dwellings:			
490	4710	Housing Assistance Payments Claims	
500	Total	Operating Expense (sum of lines 480 and 490)	1,098,986
Nonroutine Expenditures:			
510	4610	Extraordinary Maintenance	10,000
530	4620	Betterment and Addition	0
540	Total	Nonroutine Expenditures	10,000
550	Total	Operating Expenditures	1,108,986
Asset Management Fees			
560	6010	Asset Management Fees	
580	Total	Operating Expenditures, including prior year adj. other expenditures	1,108,986
590		Residual Receipts (or Deficit) before HUD Contributions and provision for operating reserves (line 130 minus line 580)	
HUD Contributions:			
660		Other (specify):	
	8020	Replacement Reserves	35,000
		Debt Services (Prin & Interest on Loan)	173,000
700		Residual Reciepts (or Deficit)	
		Enter here and on line 810	10,714

**AGENDA 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**

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 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

Operating Budgets - Summary

a. Type of Submission [x] Original [] Revision No.:			b. Fiscal Year Ending 12/31/2027
e. Name of Public Housing Agency / Indian Housing Authority (PHA/IHA) Biegger Estate			
j. No. of Dwelling Units			k. No. of Unit Months Available 1,428

Line	Acct.		FY 2027
Operating Receipts:			
070	3110	Dwelling Rental	292,000
090	3190	Subsidy Rental	924,488
100	Total	Rental Income (sum of lines 070, 080, and 090)	1,216,488
110	3610	Interest on General Fund Investments	0
120	3690	Other Income	19,700
125	3690	Vacancy Loss	(48,660)
130	Total	Operating Income (sum of lines 100, 110, and 120)	1,187,528
Operating Expenditures - Administration:			
140	4110	Administrative Salaries & Benefits	215,587
150	4130	Legal Expense	2,300
160	4140	Staff Training	775
180	4170	Accounting /Auditing Fees	13,000
195	4190	Management Fee - (Internal)	57,000
	4190	Fee for Service	4,500
	4190	Compliance Fees	15,000
200	4190	Other Administrative Expenses	26,970
210	Total	Administrative Expense (sum of line 140 thru line 200)	335,132
Tenant Services:			
220	4210	Salaries	0
240	4230	Contract Costs, Training and Other	2,500
250	Total	Tenant Services Expense (sum of lines 220, 230, & 240)	2,500
Utilities:			
260	4310	Water	60,000
270	4320	Electricity	11,000
280	4330	Gas	1,000
310	4390	Sewer	40,000
320	Total	Utilities Expense (sum of line 260 thru line 310)	112,000

BIEGGER ESTATE

Line No.	Acct. No.	Description	FY 2027
Ordinary Maintenance and Operation:			
330	4410	Labor	246,052
340	4420	Materials	68,835
350	4430	Contract Costs	135,100
360	Total	Ordinary Maintenance & Operation Expense	449,988
Protective Services:			
380	4470	Alarms	4,500
390	4480	Contract Costs (Security/Alarms)	48,540
400	Total	Protective Services Expense	53,040
General Expense:			
410	4510	Insurance	75,000
420	4520	Payments in Lieu of Taxes	
430	4530	Longevity / Terminal Leave Payments	
450	4570	Collection Losses	
460	4590	Other General Expenses	0
470	Total	General Expense (sum of lines 410 to 460)	75,000
480	Total	Routine Expense	1,027,659
Rent for Leased Dwellings:			
490	4710	Housing Assistance Payments Claims	
500	Total	Operating Expense (sum of lines 480 and 490)	1,027,659
Nonroutine Expenditures:			
510	4610	Extraordinary Maintenance	0
530	4620	Betterment and Addition	3,000
540	Total	Nonroutine Expenditures	3,000
550	Total	Operating Expenditures	1,030,659
Asset Management Fees			
560	6010	Asset Management Fees	
580	Total	Operating Expenditures, including prior year adj. other expenditures	1,030,659
590		Residual Receipts (or Deficit) before HUD Contributions and provision for operating reserves (line 130 minus line 580)	
HUD Contributions:			
660		Other (specify):	
	8020	Replacement Reserves	41,650
		Debt Services (Interest on Loan)	104,000
700		Residual Reciepts (or Deficit)	
		Enter here and on line 810	11,219

**AGENDA 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**

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 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

Operating Budgets - Summary

a. Type of Submission [X] Original [] Revision No.:		b. Fiscal Year Ending 12/31/2027
e. Name of Public Housing Agency / Indian Housing Authority (PHA/IHA) OTTO MERIDA DESERT VILLAS		
j. No. of Dwelling Units		k. No. of Unit Months Available 912

Line	Acct.		FY 2027
Operating Receipts:			
070	3110	Dwelling Rental	310,250
090	3190	Subsidy Rental	425,850
100	Total	Rental Income (sum of lines 070, 080, and 090)	736,100
110	3610	Interest on General Fund Investments	
120	3690	Other Income	8,000
125	3690	Management Fee/Cap Fund -	
125	3690	Vacancy Loss	
130	Total	Operating Income (sum of lines 100, 110, and 120)	744,100
Operating Expenditures - Administration:			
140	4110	Administrative Salaries & Benefits	133,481
150	4130	Legal Expense	1,550
160	4140	Staff Training	1,800
180	4170	Accounting /Auditing Fees	13,000
195	4190	Management Fee - (Internal)	34,000
	4190	Fee for Services	3,500
	4190	Compliance Fees	1,500
200	4190	Other Administrative Expenses	24,580
210	Total	Administrative Expense (sum of line 140 thru line 200)	213,411
Tenant Services:			
220	4210	Salaries	
240	4230	Contract Costs, Training and Other	0
250	Total	Tenant Services Expense (sum of lines 220, 230, & 240)	0
Utilities:			
260	4310	Water	65,000
270	4320	Electricity	7,500
280	4330	Gas	650
310	4390	Sewer	19,244
320	Total	Utilities Expense (sum of line 260 thru line 310)	92,394

OTTO MERIDA DESERT VILLAS

Line No.	Acct. No.	Description	FY 2027
Ordinary Maintenance and Operation:			
330	4410	Labor	143,391
340	4420	Materials	20,550
350	4430	Contract Costs	149,750
360	Total	Ordinary Maintenance & Operation Expense	313,691
Protective Services:			
380	4470	Alarms	1,900
390	4480	Contract Costs (Security/Alarms)	8,300
400	Total	Protective Services Expense	10,200
General Expense:			
410	4510	Insurance	96,200
420	4520	Payments in Lieu of Taxes	
430	4530	Longevity / Terminal Leave Payments	0
450	4570	Collection Losses	
460	4590	Other General Expenses	
470	Total	General Expense (sum of lines 410 to 460)	96,200
480	Total	Routine Expense	725,896
Rent for Leased Dwellings:			
490	4710	Housing Assistance Payments Claims	
500	Total	Operating Expense (sum of lines 480 and 490)	725,896
Nonroutine Expenditures:			
510	4610	Extraordinary Maintenance	2,500
530	4620	Betterment and Addition	
540	Total	Nonroutine Expenditures	2,500
550	Total	Operating Expenditures	728,396
Asset Management Fees			
560	6010	Asset Management Fees	
580	Total	Operating Expenditures, including prior year adj. other expenditures	728,396
590		Residual Receipts (or Deficit) before HUD Contributions and provision for operating reserves (line 130 minus line 580)	
HUD Contributions:			
660		Other (specify):	
	8020	Replacement Reserves	
		Debt Services (Interest on Loan)	
700		Residual Receipts (or Deficit)	
		Enter here and on line 810	15,704

AGENDA 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

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 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

Operating Budgets - Summary

a. Type of Submission ☒ Original ☐ Revision No.:		b. Fiscal Year Ending 12/31/2027
e. Name of Public Housing Agency / Indian Housing Authority (PHA/IHA) Vera Johnson B		
f. Address (city, State, zip code) 503 N. Lamb Blvd LAS VEGAS, NV 89110		
g. ACC Number		
j. No. of Dwelling Units 112		k. No. of Unit Months Available 1,344

Line	Acct.		FY 2027
Operating Receipts:			
070	3110	Dwelling Rental	482,744
090	3190	Subsidy Rental	777,057
100	Total	Rental Income (sum of lines 070, 080, and 090)	1,259,801
110	3610	Interest on General Fund Investments	
120	3690	Other Income	20,340
125	3690	Vacancy Loss	(55,924)
130	Total	Operating Income (sum of lines 100, 110, and 120)	1,224,217
Operating Expenditures - Administration:			
140	4110	Administrative Salaries & Benefits	127,924
150	4130	Legal Expense	9,702
160	4140	Staff Training	296
180	4170	Accounting /Auditing Fees	9,950
195	4190	Management Fee - (Internal)	120,324
	4190	Frontline Fees	
	4190	Compliance Fees	6,140
200	4190	Other Administrative Expenses	91,924
210	Total	Administrative Expense (sum of line 140 thru line 200)	366,260
Tenant Services:			
220	4210	Salaries	
240	4230	Contract Costs, Training and Other	7,792
250	Total	Tenant Services Expense (sum of lines 220, 230, & 240)	7,792
Utilities:			
260	4310	Water	70,404
270	4320	Electricity	6,339
280	4330	Gas	455
310	4390	Sewer	34,902
320	Total	Utilities Expense (sum of line 260 thru line 310)	112,100

Vera Johnson B

Line No.	Acct. No.	Description	FY 2027
Ordinary Maintenance and Operation:			
330	4410	Labor	102,512
340	4420	Materials	116,103
350	4430	Contract Costs	157,925
360	Total	Ordinary Maintenance & Operation Expense	376,540
Protective Services:			
380	4470	Alarms	6,740
390	4480	Contract Costs (Security/Alarms)	47,352
400	Total	Protective Services Expense	54,092
General Expense:			
410	4510	Insurance	115,956
420	4520	Payments in Lieu of Taxes	
430	4530	Longevity / Terminal Leave Payments	
450	4570	Collection Losses	
460	4590	Other General Expenses	
470	Total	General Expense (sum of lines 410 to 460)	115,956
480	Total	Routine Expense	1,032,740
Rent for Leased Dwellings:			
490	4710	Housing Assistance Payments Claims	
500	Total	Operating Expense (sum of lines 480 and 490)	1,032,740
Nonroutine Expenditures:			
510	4610	Extraordinary Maintenance	
530	4620	Betterment and Addition	3,200
540	Total	Nonroutine Expenditures	3,200
550	Total	Operating Expenditures	1,035,940
Asset Management Fees			
560	6010	Asset Management Fees	6,924
580	Total	Operating Expenditures, including prior year adj. other expenditures	1,042,864
590		Residual Receipts (or Deficit) before HUD Contributions and provision for operating reserves (line 130 minus line 580)	
HUD Contributions:			
660		Other (specify):	
680	8020	Replacement Reserves	
		Debt Service on Loan (Interest on Loan)	144,965
700		Residual Receipts (or Deficit)	
		Enter here and on line 810	36,388

**AGENDA 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**

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 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

Operating Budgets - Summary

a. Type of Submission [x] Original [] Revision No.:		b. Fiscal Year Ending 12/31/2027
e. Name of Public Housing Agency / Indian Housing Authority (PHA/IHA) Rose Garden Apartments		
j. No. of Dwelling Units 120		k. No. of Unit Months Available 1,440

Line	Acct.		FY 2027
Operating Receipts:			
070	3110	Dwelling Rental	555,254
080	3120	Excess Utilities	
090	3190	Nondwelling Rental	
100	Total	Rental Income (sum of lines 070, 080, and 090)	555,254
110	3610	Interest on General Fund Investments	
120	3690	Other Income	14,438
125	3690	Management Fee/Cap Fund -	
125	3690	Vacancy Loss	(38,232)
	8020	ACC Subsidy / HAP income	
	8020	HAP/PBV income	1,127,334
130	Total	Operating Income (sum of lines 100, 110, and 120)	1,658,794
Operating Expenditures - Administration:			
140	4110	Administrative Salaries & Benefits	121,638
150	4130	Legal Expense	6,486
160	4140	Staff Training	816
180	4170	Accounting /Auditing Fees	9,750
195	4190	Management Fee - (Internal)	55,224
	4190	Frontline Fees	
	4190	Compliance Fees	6,580
200	4190	Other Administrative Expenses	99,207
210	Total	Administrative Expense (sum of line 140 thru line 200)	299,701
Tenant Services:			
220	4210	Salaries	0
240	4230	Contract Costs, Training and Other	3,840
250	Total	Tenant Services Expense (sum of lines 220, 230, & 240)	3,840
Utilities:			
260	4310	Water	43,144
270	4320	Electricity	70,541
280	4330	Gas	10,487
310	4390	Sewer	46,062
320	Total	Utilities Expense (sum of line 260 thru line 310)	170,234

Rose Garden Apartments

Line No.	Acct. No.	Description	FY 2027
Ordinary Maintenance and Operation:			
330	4410	Labor	114,771
340	4420	Materials	64,096
350	4430	Contract Costs	77,591
360	Total	Ordinary Maintenance & Operation Expense	256,458
Protective Services:			
380	4470	Alarms	11,762
390	4480	Contract Costs (Security/Alarms)	56,244
400	Total	Protective Services Expense	68,006
General Expense:			
410	4510	Insurance	105,252
420	4520	Payments in Lieu of Taxes	
430	4530	Longevity / Terminal Leave Payments	
450	4570	Collection Losses	
460	4590	Other General Expenses	0
470	Total	General Expense (sum of lines 410 to 460)	105,252
480	Total	Routine Expense	903,491
Rent for Leased Dwellings:			
490	4710	Housing Assistance Payments Claims	
500	Total	Operating Expense (sum of lines 480 and 490)	903,491
Nonroutine Expenditures:			
510	4610	Extraordinary Maintenance	
530	4620	Betterment and Addition	29,076
540	Total	Nonroutine Expenditures	29,076
550	Total	Operating Expenditures	932,567
Asset Management Fees			
560	6010	Asset Management Fees	5,868
580	Total	Operating Expenditures, including prior year adj. other expenditures	938,435
HUD Contributions:			
660		Other (specify):	
680	8020	Replacement Reserves	37,440
		Debt Service on Loan (Interest on Loan)	239,174
700		Residual Receipts (or Deficit)	
		Enter here and on line 810	443,745

**AGENDA 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**

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 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

Operating Budgets - Summary

a. Type of Submission [X] Original [] Revision No.:			b. Fiscal Year Ending 12/31/2027
e. Name of Public Housing Agency / Indian Housing Authority (PHA/IHA) ESPINOZA TERRACE FAMILY MANAGER			
j. No. of Dwelling Units			k. No. of Unit Months Available 1,200

Line	Acct.		FY 2027
Operating Receipts:			
070	3110	Dwelling Rental	330,000
090	3190	Subsidy Rental	789,456
100	Total	Rental Income (sum of lines 070, 080, and 090)	1,119,456
110	3610	Interest on General Fund Investments	
120	3690	Other Income	6,700
125	3690	Vacancy Loss	(22,389)
130	Total	Operating Income (sum of lines 100, 110, and 120)	1,103,767
Operating Expenditures - Administration:			
140	4110	Administrative Salaries & Benefits	258,205
150	4130	Legal Expense	1,000
160	4140	Staff Training	9,000
180	4170	Accounting /Auditing Fees	15,000
195	4190	Management Fee - (Internal)	42,000
	4190	Fee for Services	3,000
	4190	Compliance Fees	40,800
200	4190	Other Administrative Expenses	43,350
210	Total	Administrative Expense (sum of line 140 thru line 200)	412,355
Tenant Services:			
220	4210	Salaries	53,579
240	4230	Contract Costs, Training and Other	2,700
250	Total	Tenant Services Expense (sum of lines 220, 230, & 240)	56,279
Utilities:			
260	4310	Water	36,000
270	4320	Electricity	12,000
280	4330	Gas	500
310	4390	Sewer	31,000
320	Total	Utilities Expense (sum of line 260 thru line 310)	79,500

ESPINOZA TERRACE FAMILY MANAGER

Line No.	Acct. No.	Description	FY 2027
Ordinary Maintenance and Operation:			
330	4410	Labor	115,397
340	4420	Materials	14,400
350	4430	Contract Costs	133,250
360	Total	Ordinary Maintenance & Operation Expense	263,047
Protective Services:			
380	4470	Alarms	5,000
390	4480	Contract Costs (Security/Alarms)	58,035
400	Total	Protective Services Expense	63,035
General Expense:			
410	4510	Insurance	46,500
420	4520	Payments in Lieu of Taxes	
430	4530	Longevity / Terminal Leave Payments	
450	4570	Collection Losses	
460	4590	Other General Expenses	
470	Total	General Expense (sum of lines 410 to 460)	46,500
480	Total	Routine Expense	920,716
Rent for Leased Dwellings:			
490	4710	Housing Assistance Payments Claims	
500	Total	Operating Expense (sum of lines 480 and 490)	
Nonroutine Expenditures:			
510	4610	Extraordinary Maintenance	10,000
530	4620	Betterment and Addition	
540	Total	Nonroutine Expenditures	10,000
550	Total	Operating Expenditures	930,716
Asset Management Fees			
560	6010	Asset Management Fees	
580	Total	Operating Expenditures, including prior year adj. other expenditures	
590		Residual Receipts (or Deficit) before HUD Contributions and provision for operating reserves (line 130 minus line 580)	
HUD Contributions:			
660		Other (specify):	
	8020	Replacement Reserves	35,000
		Debt Services (Interest on Loan)	115,000
700		Residual Reciepts (or Deficit)	
		Enter here and on line 810	23,050

**AGENDA 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**

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 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

Operating Budgets - Summary

a. Type of Submission [X] Original [] Revision No.:	b. Fiscal Year Ending 12/31/2027
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e. Name of Public Housing Agency / Indian Housing Authority (PHA/IHA)

Archie Grant Park

j. No. of Dwelling Units	k. No. of Unit Months Available 1,500
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Line	Acct.		FY 2027
Operating Receipts:			
070	3110	Dwelling Rental	360,000
090	3190	Subsidy Rental	924,948
100	Total	Rental Income (sum of lines 070, 080, and 090)	1,284,948
110	3610	Interest on General Fund Investments	
120	3690	Other Income	9,100
125	3690	Management Fee/Cap Fund -	
125	3690	Vacancy Loss	(38,548)
130	Total	Operating Income (sum of lines 100, 110, and 120)	1,255,500
Operating Expenditures - Administration:			
140	4110	Administrative Salaries & Benefits	235,381
150	4130	Legal Expense	1,600
160	4140	Staff Training	700
180	4170	Accounting /Auditing Fees	13,000
195	4190	Management Fee - (Internal)	53,000
	4190	Fee for Services	
	4190	Compliance Fees	24,000
200	4190	Other Administrative Expenses	32,989
210	Total	Administrative Expense (sum of line 140 thru line 200)	360,670
Tenant Services:			
220	4210	Salaries	59,140
240	4230	Contract Costs, Training and Other	1,700
250	Total	Tenant Services Expense (sum of lines 220, 230, & 240)	60,840
Utilities:			
260	4310	Water	65,000
270	4320	Electricity	22,000
280	4330	Gas	4,500
310	4390	Sewer	43,000
320	Total	Utilities Expense (sum of line 260 thru line 310)	134,500

ARCHIR GRANT PARK

Line No.	Acct. No.	Description	FY 2027
Ordinary Maintenance and Operation:			
330	4410	Labor	220,407
340	4420	Materials	25,400
350	4430	Contract Costs	176,250
360	Total	Ordinary Maintenance & Operation Expense	422,057
Protective Services:			
380	4470	Alarms	23,000
390	4480	Contract Costs (Security/Alarms)	48,180
400	Total	Protective Services Expense	71,180
General Expense:			
410	4510	Insurance	96,000
420	4520	Payments in Lieu of Taxes	
430	4530	Longevity / Terminal Leave Payments	
450	4570	Collection Losses	
460	4590	Other General Expenses	2,000
470	Total	General Expense (sum of lines 410 to 460)	98,000
480	Total	Routine Expense	1,147,248
Rent for Leased Dwellings:			
490	4710	Housing Assistance Payments Claims	
500	Total	Operating Expense (sum of lines 480 and 490)	
Nonroutine Expenditures:			
510	4610	Extraordinary Maintenance	22,500
530	4620	Betterment and Addition	0
540	Total	Nonroutine Expenditures	22,500
550	Total	Operating Expenditures	1,169,748
Asset Management Fees			
560	6010	Asset Management Fees	
580	Total	Operating Expenditures, including prior year adj. other expenditures	
590		Residual Receipts (or Deficit) before HUD Contributions and provision for operating reserves (line 130 minus line 580)	
HUD Contributions:			
660		Other (specify):	
	8020	Replacement Reserves	43,400
		Debt Services (Interest on Loan)	75,400
700		Residual Receipts (or Deficit)	
		Enter here and on line 810	10,352

**AGENDA 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**
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 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

Operating Budgets - Summary

a. Type of Submission [x] Original [] Revision No.:			b. Fiscal Year Ending 12/31/2027
e. Name of Public Housing Agency / Indian Housing Authority (PHA/IHA) Wardelle Street Townhouses			
j. No. of Dwelling Units		k. No. of Unit Months Available 684	
Line	Acct.		FY 2027
Operating Receipts:			
070	3110	Dwelling Rental	169,500
090	3190	Subsidy / HAP income	948,612
090	3190	Subsidy /RAD	0
100	Total	Rental Income (sum of lines 070, 080, and 090)	1,118,112
110	3610	Interest on General Fund Investments	
120	3690	Other Income	2,300
125	3690	Management Fee/Cap Fund -	0
125	3690	Vacancy Loss	(22,362)
	8020	PHA Subsidy	0
130	Total	Operating Income (sum of lines 100, 110, and 120)	1,098,050
Operating Expenditures - Administration:			
140	4110	Administrative Salaries & Benefits	147,762
150	4130	Legal Expense	1,000
160	4140	Staff Training	3,500
180	4170	Accounting /Auditing Fees	15,000
195	4190	Management Fee - (Internal)	27,360
	4190	Frontline Fees	1,938
	4190	Compliance Fees	33,000
200	4190	Other Administrative Expenses	18,510
210	Total	Administrative Expense (sum of line 140 thru line 200)	248,070
Tenant Services:			
220	4210	Salaries	59,140
240	4230	Contract Costs, Training and Other	1,500
250	Total	Tenant Services Expense (sum of lines 220, 230, & 240)	60,640
Utilities:			
260	4310	Water	35,000
270	4320	Electricity	13,000
280	4330	Gas	900
310	4390	Sewer	14,000
320	Total	Utilities Expense (sum of line 260 thru line 310)	62,900

Wardelle Street Townhouses

Line No.	Acct. No.	Description	FY 2027
Ordinary Maintenance and Operation:			
330	4410	Labor	86,141
340	4420	Materials	29,050
350	4430	Contract Costs	151,110
360	Total	Ordinary Maintenance & Operation Expense	266,301
Protective Services:			
380	4470	Alarms	2,650
390	4480	Contract Costs (Security/Alarms)	48,180
400	Total	Protective Services Expense	50,830
General Expense:			
410	4510	Insurance	94,085
420	4520	Payments in Lieu of Taxes	
430	4530	Longevity / Terminal Leave Payments	
450	4570	Collection Losses	
460	4590	Other General Expenses	
470	Total	General Expense (sum of lines 410 to 460)	94,085
480	Total	Routine Expense	782,827
Rent for Leased Dwellings:			
490	4710	Housing Assistance Payments Claims	
500	Total	Operating Expense (sum of lines 480 and 490)	782,827
Nonroutine Expenditures:			
510	4610	Extraordinary Maintenance	13,000
530	4620	Betterment and Addition	0
540	Total	Nonroutine Expenditures	13,000
550	Total	Operating Expenditures	795,827
Asset Management Fees			
560	6010	Asset Management Fees	
580	Total	Operating Expenditures, including prior year adj. other expenditures	795,827
HUD Contributions:			
660		Other (specify):	
	8020	Replacement Reserves	19,950
		Debt Services	138,000
700		Residual Reciepts (or Deficit)	
		Enter here and on line 810	144,273

**AGENDA 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**
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 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

Operating Budgets - Summary

a. Type of Submission [X] Original [] Revision No.:			b. Fiscal Year Ending 12/31/2027
e. Name of Public Housing Agency / Indian Housing Authority (PHA/IHA) VERA JOHNSON A			
j. No. of Dwelling Units			k. No. of Unit Months Available 912

Line	Acct.		FY 2027
Operating Receipts:			
070	3110	Dwelling Rental	298,872
090	3190	Subsidy Rental	345,450
100	Total	Rental Income (sum of lines 070, 080, and 090)	644,322
110	3610	Interest on General Fund Investments	
120	3690	Other Income	10,500
125	3690	Management Fee/Cap Fund -	
125	3690	Vacancy Loss	
130	Total	Operating Income (sum of lines 100, 110, and 120)	654,822
Operating Expenditures - Administration:			
140	4110	Administrative Salaries & Benefits	171,830
150	4130	Legal Expense	4,140
160	4140	Staff Training	1,188
180	4170	Accounting /Auditing Fees	20,585
195	4190	Management Fee - (Internal)	28,260
	4190	Fee for Services	
	4190	Compliance Fees	4,416
200	4190	Other Administrative Expenses	23,248
210	Total	Administrative Expense (sum of line 140 thru line 200)	253,667
Tenant Services:			
220	4210	Salaries	
240	4230	Contract Costs, Training and Other	
250	Total	Tenant Services Expense (sum of lines 220, 230, & 240)	0
Utilities:			
260	4310	Water	53,934
270	4320	Electricity	8,862
280	4330	Gas	2,145
310	4390	Sewer	25,260
320	Total	Utilities Expense (sum of line 260 thru line 310)	90,201

VERA JOHNSON A

Line No.	Acct. No.	Description	FY 2027
Ordinary Maintenance and Operation:			
330	4410	Labor	70,624
340	4420	Materials	50,600
350	4430	Contract Costs	64,520
360	Total	Ordinary Maintenance & Operation Expense	185,744
Protective Services:			
380	4470	Alarms	
390	4480	Contract Costs (Security/Alarms)	2,750
400	Total	Protective Services Expense	2,750
General Expense:			
410	4510	Insurance	50,004
420	4520	Payments in Lieu of Taxes	
430	4530	Longevity / Terminal Leave Payments	0
450	4570	Collection Losses	
460	4590	Other General Expenses	8,000
470	Total	General Expense (sum of lines 410 to 460)	58,004
480	Total	Routine Expense	590,366
Rent for Leased Dwellings:			
490	4710	Housing Assistance Payments Claims	
500	Total	Operating Expense (sum of lines 480 and 490)	590,366
Nonroutine Expenditures:			
510	4610	Extraordinary Maintenance	12,000
530	4620	Betterment and Addition	0
540	Total	Nonroutine Expenditures	12,000
550	Total	Operating Expenditures	602,366
Asset Management Fees			
560	6010	Asset Management Fees	
580	Total	Operating Expenditures, including prior year adj. other expenditures	602,366
590		Residual Receipts (or Deficit) before HUD Contributions and provision for operating reserves (line 130 minus line 580)	
HUD Contributions:			
660		Other (specify):	
	8020	Replacement Reserves	27,396
		Debt Services (Interest on Loan)	
700		Residual Receipts (or Deficit)	
		Enter here and on line 810	25,060

**AGENDA 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**
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 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

Operating Budgets - Summary

a. Type of Submission ☒ Original ☐ Revision No.:			b. Fiscal Year Ending 12/31/2027
e. Name of Public Housing Agency / Indian Housing Authority (PHA/IHA) JAMES DOWN TOWERS			
j. No. of Dwelling Units			k. No. of Unit Months Available 2,400

Line	Acct.		FY 2027
Operating Receipts:			
070	3110	Dwelling Rental	818,620
090	3190	Subsidy Rental	2,325,000
100	Total	Rental Income (sum of lines 070, 080, and 090)	3,143,620
110	3610	Interest on General Fund Investments	(62,872)
120	3690	Other Income	17,400
125	3690	Vacancy Loss	0
130	Total	Operating Income (sum of lines 100, 110, and 120)	3,098,148
Operating Expenditures - Administration:			
140	4110	Administrative Salaries & Benefits	223,440
150	4130	Legal Expense	2,614
160	4140	Staff Training	1,150
180	4170	Accounting /Auditing Fees	78,500
195	4190	Management Fee - (Internal)	192,862
	4190	Fee for Services	6,064
	4190	Compliance Fees	30,037
200	4190	Other Administrative Expenses	41,192
210	Total	Administrative Expense (sum of line 140 thru line 200)	575,859
Tenant Services:			
220	4210	Salaries	48,139
240	4230	Contract Costs, Training and Other	1,300
250	Total	Tenant Services Expense (sum of lines 220, 230, & 240)	49,439
Utilities:			
260	4310	Water	43,256
270	4320	Electricity	151,425
280	4330	Gas	11,120
310	4390	Sewer	67,817
320	Total	Utilities Expense (sum of line 260 thru line 310)	273,618

JAMES DOWN TOWERS

Line No.	Acct. No.	Description	FY 2027
Ordinary Maintenance and Operation:			
330	4410	Labor	198,474
340	4420	Materials	31,090
350	4430	Contract Costs	317,572
360	Total	Ordinary Maintenance & Operation Expense	547,136
Protective Services:			
380	4470	Alarms	9,784
390	4480	Contract Costs (Security/Alarms)	58,035
400	Total	Protective Services Expense	67,819
General Expense:			
410	4510	Insurance	198,008
420	4520	Payments in Lieu of Taxes	
430	4530	Longevity / Terminal Leave Payments	0
450	4570	Collection Losses	
460	4590	Other General Expenses	
470	Total	General Expense (sum of lines 410 to 460)	198,008
480	Total	Routine Expense	1,711,879
Rent for Leased Dwellings:			
490	4710	Housing Assistance Payments Claims	
500	Total	Operating Expense (sum of lines 480 and 490)	1,711,879
Nonroutine Expenditures:			
510	4610	Extraordinary Maintenance	147,672
530	4620	Betterment and Addition	
540	Total	Nonroutine Expenditures	147,672
550	Total	Operating Expenditures	1,859,551
Asset Management Fees			
560	6010	Asset Management Fees	
580	Total	Operating Expenditures, including prior year adj. other expenditures	1,859,551
590		Residual Receipts (or Deficit) before HUD Contributions and provision for operating reserves (line 130 minus line 580)	
HUD Contributions:			
660		Other (specify):	
	8020	Replacement Reserves	70,000
		Debt Services (Interest on Loan)	1,023,400
700		Residual Reciepts (or Deficit)	
		Enter here and on line 810	145,197

**AGENDA 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**
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 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

Operating Budgets - Summary

a. Type of Submission [X] Original [] Revision No.:			b. Fiscal Year Ending 12/31/2027
e. Name of Public Housing Agency / Indian Housing Authority (PHA/IHA) HULLUM HOMES TOWNHOUSES			
j. No. of Dwelling Units			k. No. of Unit Months Available 708

Line	Acct.		FY 2027
Operating Receipts:			
070	3110	Dwelling Rental	202,500
090	3190	Subsidy Rental	926,388
100	Total	Rental Income (sum of lines 070, 080, and 090)	1,128,888
110	3610	Interest on General Fund Investments	
120	3690	Other Income	6,000
125	3690	Vacancy Loss	(22,578)
130	Total	Operating Income (sum of lines 100, 110, and 120)	1,112,310
Operating Expenditures - Administration:			
140	4110	Administrative Salaries & Benefits	122,482
150	4130	Legal Expense	2,500
160	4140	Staff Training	2,500
180	4170	Accounting /Auditing Fees	13,000
195	4190	Management Fee - (Internal)	35,400
	4190	Fee for Services	2,000
	4190	Compliance Fees	32,800
200	4190	Other Administrative Expenses	19,700
210	Total	Administrative Expense (sum of line 140 thru line 200)	230,382
Tenant Services:			
220	4210	Salaries	46,965
240	4230	Contract Costs, Training and Other	5,000
250	Total	Tenant Services Expense (sum of lines 220, 230, & 240)	51,965
Utilities:			
260	4310	Water	38,500
270	4320	Electricity	4,000
280	4330	Gas	600
310	4390	Sewer	14,000
320	Total	Utilities Expense (sum of line 260 thru line 310)	57,100

HULLUM HOMES TOWNHOUSES

Line No.	Acct. No.	Description	FY 2027
Ordinary Maintenance and Operation:			
330	4410	Labor	193,114
340	4420	Materials	10,750
350	4430	Contract Costs	64,500
360	Total	Ordinary Maintenance & Operation Expense	268,364
Protective Services:			
380	4470	Alarms	9,000
390	4480	Contract Costs (Security/Alarms)	48,680
400	Total	Protective Services Expense	57,680
General Expense:			
410	4510	Insurance	159,600
420	4520	Payments in Lieu of Taxes	
430	4530	Longevity / Terminal Leave Payments	0
450	4570	Collection Losses	0
460	4590	Other General Expenses	0
470	Total	General Expense (sum of lines 410 to 460)	159,600
480	Total	Routine Expense	825,092
Rent for Leased Dwellings:			
490	4710	Housing Assistance Payments Claims	
500	Total	Operating Expense (sum of lines 480 and 490)	825,092
Nonroutine Expenditures:			
510	4610	Extraordinary Maintenance	0
530	4620	Betterment and Addition	0
540	Total	Nonroutine Expenditures	0
550	Total	Operating Expenditures	825,092
Asset Management Fees			
560	6010	Asset Management Fees	
580	Total	Operating Expenditures, including prior year adj. other expenditures	825,092
590		Residual Receipts (or Deficit) before HUD Contributions and provision for operating reserves (line 130 minus line 580)	
HUD Contributions:			
660		Other (specify):	
	8020	Replacement Reserves	20,650
		Debt Services (Interest on Loan)	107,232
700		Residual Receipts (or Deficit)	
		Enter here and on line 810	159,336

**AGENDA 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**
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 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

Rose Foundation (501rose)
FY 2027 Budget

Budget 2027		
REVENUE & EXPENSES		
3400-00-000	GRANT INCOME	
3430-00-000	Other Grant Income - AH Forum	150,000.00
3430-50-002	Donation-Celebration of Aging (PH)	10,000.00
3430-60-000	Donation-Family Day	30,000.00
3430-50-006	Donation-FSS Graduation	40,000.00
3650-00-000	Donation-Misc Other Income	10,000.00
3999-00-000	TOTAL INCOME	240,000.00
EXPENSES		
4100-00-000	ADMINISTRATIVE	
4139-00-000	Other Admin Expenses	
4140-00-000	Training & Travel	3,500.00
4171-00-000	Auditing Fees	5,000.00
4182-00-000	Consultant/Fundraiser	45,000.00
4189-00-000	Total Other Admin Expenses	53,500.00
4190-00-000	Miscellaneous Admin Expenses	
4190-01-000	Membership and Fees	1,000.00
4190-04-000	Office Supplies	1,400.00
419015-000	Cell Phones/Pagers	0.00
4190-20-000	Bank Fees & Other Fees	250.00
4190-35-000	Misc Expenditures	4,850.00
4191-00-000	Total Miscellaneous Admin Expenses	7,500.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	61,000.00
4200-00-000	TENANT SERVICES	
4220-01-000	Other Tenant Svcs.	1,000.00
4220-06-000	Celebration of Aging	5,000.00
4220-10-000	Supportive Services	15,000.00
4220-13-000	FSS Graduation	30,000.00
4220-21-000	Family Day	30,000.00
4220-50-014	Affordable Housing Forum	95,000.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	176,000.00
4510-04-000	Insurance - Liability	3,000.00
4590-00-000		3,000.00
8000-00-000	TOTAL EXPENSES	240,000.00
9000-00-000	NET INCOME	0.00



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, 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

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, SEPTEMBER 17, 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 Janae Scott
Commissioner Jim Seebock
Commissioner Tick Segerblom
Commissioner LuChana Turner

Members Absent

Commissioner William McCurdy II

2. PUBLIC COMMENT

No Public Comments

3. APPROVAL OF MINUTES:

Chair Nancy Brune entertained a motion to approve the Regular Board Meeting Minutes on August 20, 2026.

Motion made by Vice Chair Marissa Brown
A Second by Commissioner Jim Seebock
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)

Chair Nancy Brune entertained a motion to approve the Regular Meeting Agenda of September 17, 2026

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

SECTION 2. BUSINESS ITEMS

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

Topics of Discussion

- August Newsletter
- Southern Nevada Enterprise Community Board Meeting (SNEC) SNRHA Presenting
- Visions Park Grand Opening
- Staff Volunteer Day at Three Square
- Valarie Craig Plaque
- Gholson Landing Grand Opening/Ribbon Cutting
- Celebration of Ageing

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 July 31, 2026.

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

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

END OF CONSENT AGENDA

SECTION 4. COMMISSIONERS'/EXECUTIVE DIRECTOR'S RECOGNITIONS

7. Acknowledgement of our Departed

Recognizing those Lost and Impacted in Fires and Storms Across the Country

Evangelina Stevens	Alvin Barnes
Sharon Hall	Tonda Batchlor
Blasina Blas-Medina	

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

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

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

Motion made by Vice Chair Brown
A Second by Commissioner LuChana Turner
All in Favor
Opposed: None
Abstentions: None
Motion Carries Unanimously

Information Technology

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

Dino Enriquez, IT Director, provided background information for this agenda item

Chair Nancy Brune entertained a motion to approve Agenda Item No. 9

Motion made by Commissioner LuChana Turner
A Second by Commissioner Janae Scott
All in Favor
Opposed: None
Abstentions: None
Motion Carries Unanimously

Housing Programs

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

Ebony Bell, Compliance and Training Administrator, provided background information for this agenda item

Chair Nancy Brune entertained a motion to approve Agenda Item No. 10

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

Public Housing

11. Approval of the Updated Utility Allowance Schedule with an Effective Date of January 1, 2027

Ava Mitchell-Crew, Director of Operations provided background information for this agenda item

Chair Nancy Brune entertained a motion to approve Agenda Item No. 11

Motion made by Commissioner Janae Scott
A Second by Vice Chair Marissa Brown
All in Favor

Opposed: None
Abstentions: None
Motion Carries Unanimously

Development and Modernization

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

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

Chair Nancy Brune entertained a motion to approve Agenda Item No. 12

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

Executive Office

13. Election of Chairperson

Chair Nancy Brune entertained a motion for the election of the new Chairperson

Commissioner LuChana Turner nominated Chair Nancy Brune

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

14. Election of Vice Chairperson

Chair Nancy Brune entertained a motion for the election of the new Vice Chairperson

Commissioner LuChana Turner nominated Vice Chair Marissa Brown

Motion made by Commissioner LuChana Turner
A Second by Commissioner Janae Scott
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

Debra Turner: I was told I could come in here and speak up as a resident. My name is Debra Turner. I've been an activist, born and raised in Las Vegas all my life. I've been at Vera Johnson Apartments for eight and a half years. My concern is not having a Housing Authority advocate weighing things between us and the property managers. We are linked out of a lot of things and job opportunities, FLEX programs.

From sitting here, I've learned a lot in the last 15, 20 minutes. It's just a lot of these people that are in these homes already came from dysfunctionality. I came from foster care. I'm not one to feel sorry for myself. I'm a chef. I'm a carpenter. I cut hair. I give out blankets to the homeless, and I work at Nevada Partners. I've been with McCurdy on many lunch breaks because I am the streets. I am the product of a person that came from the streets and turned their life over. If there's not that helping hand along the way where we can reach out and know how to defend ourselves or how to speak up for ourselves or make changes in our life or try to upgrade ourselves. I'm at a point to where I am actually leaving that property soon because of the gang activity, the things that have went on, that I've accepted because it was a part of my lifestyle. Now that I have a nine-year-old son, I am afraid for him.

This is my first Board meeting, but I'm saying that they need it. There's a lot of parents that don't know how to do stuff, and they don't know how. They don't know how to reach out. They don't know how to make macaroni. The lady down there, Myra, I asked if she was coming today. She said that she doesn't want to be here because Housing Authority rags on the people that hold this stuff together. I haven't seen that. I've always worked around Housing Authority. Back in the day, you guys supply jobs for us to clean up our own community, for us to help ourselves, and those people are still part of the Housing Authority maintenance family. Those things that they were saying about, do we know of anybody else that knows of these programs? These people get these programs and keep them for themselves, and we don't know. If there's knowledge, then I'm going to help myself. I'm going to take your knowledge, and I'm going to use it the best I can if that's the lifestyle that I want. I'm not saying that you guys should just give us free lifestyles. I'm willing to work for it, but if I never had the guidance because I went straight out of state's custody into another custody, another government program, which is Housing Authority, it seems that I'm finding my way on my own, and it would shorten my process on my life here. I'm 49 years old. People still think I'm a kid because mentally I'm educated, but I'm still a kid at heart because I went through those things. Again, I can't speak for everyone else, but I know that that's a major problem in my community for being there almost nine years, is that there's no friction in the middle every time we go in, and there's a problem, and it's a housing-- "Oh, we're not Housing Authority. We can't help you." Then we're all piled up at the window. It's just an inconvenience, not just saying that we can't go two streets up. I have a very nice car outside. I work very hard for all my things, but-- I'm sorry, I'm over the three minutes. My purpose is saying that we definitely need some help with this.

Chairperson Nancy Brune: Okay.

Commissioner Janae Scott: Before you leave--

Chairperson Nancy Brune: Oh.

Commissioner Janae Scott: Can I ask her something?

Chairperson Nancy Brune: Go ahead. Me too.

Commissioner Janae Scott: Okay. Are you at Vera Johnson A or B?

Debra Turner: A.

Commissioner Janae Scott: A?

Debra Turner: A. Yes, right now.

Commissioner Janae Scott: I appreciate that. I appreciate you coming here today and voicing your concerns and your opinion. I really do.

Debra Turner: Thank you. Thank you.

Vice Chairperson Marissa Brown: I have the same question.

Debra Turner: No worries. Thank you.

Chairperson Nancy Brune: I was just going to say thank you for your advocacy. Maybe if you could meet with Aldo at the end of the meeting, we can talk about the models for advocacy or resident councils at Vera Johnson. Thank you.

Debra Turner: Okay. I appreciate that. Anything I can do to help out.

Chairperson Nancy Brune: Thank you. All right. At this time, we are adjourned. Thank you for a quick, efficient meeting.

MEETING ADJOURNED

6

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

		Total
Charge		Unpaid
Code	Description	Charges

404-Hampton Court (ph005ham)

damage	Tenant Damages Charge	3,050.00
late	Tenant Late Charge	20.00
rent	Tenant Rent	1,249.50
Total		4,319.50

407-Jones Gardens (ph010jon)

damage	Tenant Damages Charge	3,157.70
Total		3,157.70

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

damage	Tenant Damages Charge	163.70
misctena	Misc Tenant Charges	17.00
secdep	Tenant Security Deposit	300.00
urpretro	Retro Prior URP Already Paid	58.00
z-tfr	Balance Transfer	4,559.45
Total		5,098.15

409-Scattered Sites Homes (ph016sst)

damage	Tenant Damages Charge	2,223.70
late	Tenant Late Charge	40.00
lawndep	Tenant SSite Lawn Deposit	100.00
misctena	Misc Tenant Charges	17.00
rent	Tenant Rent	11,288.00
urpretro	Retro Prior URP Already Paid	31.00
Total		13,699.70

408-Villa Capri (ph215vil)

damage	Tenant Damages Charge	550.00
late	Tenant Late Charge	7.00
misctena	Misc Tenant Charges	34.00
rent	Tenant Rent	149.00
z-tfr	Balance Transfer	1,524.00
Total		2,264.00

402-Arthur D. Sartini Plaza (ph221sar)

late	Tenant Late Charge	88.00
rent	Tenant Rent	1,912.30
Total		2,000.30

409-Scattered Sites Homes (ph246sst)

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

		Total
Charge		Unpaid
Code	Description	Charges
damage	Tenant Damages Charge	162.50
z-tfr	Balance Transfer	1,833.75
Total		1,996.25
Grand Total		32,535.60

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Allowance for Doubtful Accounts
FOR TENANTS THAT VACATED DURING THE PERIOD ENDING 08/31/2026

<u>Developments</u>	AMP	Dev	Proposed Write-Off Amounts	# of Accounts
<u>PHA</u>				
Hampton Court	404	005	4,320	1
Hullum Homes	407	007		
Schaffer Heights	404	009		
Jones Gardens	407	010	3,158	1
Scattered Sites (HN)	409	016		
Scattered Sites (LV)	409	016	13,700	2
Scattered Sites (D)	016	016	5,098	1
Simmons Manor	406	020		
Marble Manor	407	201		
Ernie Cragin Terr	406	206		
Levy Gardens	403	208		
James Downs	402	212		
Sherman Grdns	408	214		
Villa Capri	408	215	2,264	1
Sartini Plaza	402	221	2,000	1
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		
Scattered Site D	409	246	1,996	1
Scattered Site E	409	247		
Sherman Annex	408	261		
Total PHA			32,536	8

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
Allowance for Doubtful Accounts
FOR TENANTS THAT VACATED DURING THE PERIOD ENDING 08/31/2026

<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		468	1
Rulon Earl	AHP			
Nans Rulon Earl	AHP			
Nahm Rulon Earl	AHP	NSP		
Robert Gordon Plaza	AHP		1,864	2
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			2,332	3
Grand Total			34,868	11

8

**CLARK COUNTY COMMUNITY HOUSING FUND (CHF) LEASE
ADDENDUM**

TENANT	LANDLORD	UNIT NO. & ADDRESS

This Clark County Community Housing Fund (CHF) Lease Addendum ("Addendum") adds the following paragraphs to the Residential Lease (Lease) between the Tenant and Landlord referred to above. This Addendum shall be attached to the Lease, and/or incorporated by reference, and become part of the Lease, as if fully set forth therein.

- A. Purpose of the Addendum.** This Addendum is required for tenants in CHF-assisted units at properties with CHF Agreements executed on or after April 30, 2026. This Addendum must be present in the tenant's file at move-in and any subsequent recertifications.

There must be a written lease between the Tenant and the Owner/Landlord of rental housing assisted with CHF funds that is for a period of not less than one year. Any changes to the lease must be in writing.

- B. Conflict with Other Provisions of the Lease.** In case of any conflict between the provisions of this Addendum and other sections of the Lease, the provisions of this Addendum shall prevail.

- C. Terms of the Lease.** The term shall begin on _____ and shall continue until: (1) the Lease is terminated by the Landlord in accordance with applicable state and local Tenant/Landlord laws; (2) the Lease is terminated by the Tenant in accordance with the Lease or by mutual agreement during the term of the Lease.

- D. Rent.** The Tenant agrees to pay the contract rent amount of \$ _____ per month for the duration of the lease term. If the Tenant has rental assistance or a voucher, the tenant portion is \$ _____ per month, and the housing assistance payment (HAP) is \$ _____ per month as outlined in the HAP contract. The amount of monthly housing assistance payment to the Owner/Landlord is subject to change during the HAP contract term in accordance with HUD guidelines.

E. Security Deposit

- (1) The Tenant has deposited \$ _____ with the Owner/Landlord as a security deposit. The Owner/Landlord will hold this security deposit during the period the Tenant occupies the dwelling unit under the Lease. Per Nevada Revised Statutes (NRS) 118A.242, security deposits must be refundable and can be no greater than three months' rent for unfurnished dwellings, including

any prepaid rent. The Owner/Landlord shall comply with state and local laws regarding interest payments on security deposits.

- (2) After the Tenant has moved from the dwelling unit, the Owner/Landlord may, subject to the limits of state and local laws, use the security deposit, including any interest on the deposit, as reimbursement for rent or any other amounts allowed by law, due and owing by the Tenant. The Owner/Landlord will give the Tenant an itemized written list of all items charged against the security deposit and the amount of each item. After deducting the amount used as reimbursement to the Owner/Landlord, the Owner/Landlord shall promptly refund the full amount of the balance to the Tenant.

F. Fees

- (1) The Owner/Landlord is prohibited from charging:
 - a. Surety bonds, security deposit insurance, or similar instruments in lieu of or in addition to a security deposit;
 - b. Fees that are not customarily charged in rental housing (e.g., laundry room access fees);
 - c. Fees to inspect units or correct deficiencies in unit or common-area conditions that were not caused by the tenant or are due to normal wear and tear.
- (2) Rental project owners may charge:
 - a. Reasonable application fees to prospective tenants;
 - b. Parking fees, but only if such fees are customary for rental housing in the neighborhood;
 - c. Fees for voluntary services such as transportation or meals, provided the fees correspond to services actually offered.

G. Utilities and Appliances. The utilities and appliances listed in Column 1 are provided by the Landlord and included in the rent. The utilities and appliances listed in Column 2 below are not included in the rent and are paid separately by the Tenant.

UTILITY/APPLIANCE	Included in Rent	Tenant Paid
Garbage Collection		
Water/Sewer		
Heating Fuel (specify)		
Lights, electric		
Cooking Fuel (specify)		
Other (specify)		
Refrigerator		
Stove/Range		

H. Household Members. Household members authorized to live in this unit are listed on the lease. The Tenant may not permit other persons to join the household without notifying the Owner/Landlord and obtaining the Owner's/Landlord's permission.

I. Housing Quality Standards. The Landlord shall maintain the dwelling unit, common areas, equipment, facilities and appliances in decent, safe, and sanitary condition (as determined by Section 8 Housing Quality Standards and NRS 118A.290).

J. Termination of Tenancy. The Landlord may evict the Tenant following applicable state and local laws. The landlord must provide the Tenant with at least 30 days' written notice of the termination. The Landlord must notify the CHF program administrator in writing when eviction proceedings are begun. This may be done by providing the CHF program administrator with a copy of the required notice to the Tenant.

K. Prohibited Lease Provision. Any provision of the Lease which falls within the classifications below shall not apply and not be enforced by the Owner/Landlord.

(1) *Agreement to be sued.* Consent by the Tenant to be sued, to admit guilt, or to a judgment in favor of the landlord in a lawsuit brought in connection with the Lease.

(2) *Treatment of Property.* Agreement by the Tenant that the Landlord may take or hold the Tenant's property, or may sell such property without notice to the Tenant and a court decision on the rights of the parties. This prohibition, however, does not apply to an agreement by the tenant concerning disposition of personal property remaining in the housing unit after the Tenant has moved out of the unit. The Owner/Landlord may dispose of this personal property in accordance with State law.

(3) *Excusing the Owner/Landlord from Responsibility.* Agreement by the Tenant not to hold the Owner/Landlord or Owner/Landlord's agent legally responsible for any action or failure to act, whether intentional or negligent.

(4) *Waiver of Legal Notice.* Agreement by the Tenant that the Owner/Landlord may institute a lawsuit without notice to the Tenant.

(5) *Waiver of Court Proceedings for Eviction.* Agreement by the Tenant that the Owner/Landlord may evict the tenant family (i) without instituting a civil court proceedings in which the family has the opportunity to present a defense, or (ii) before a decision by the court on the rights of the parties.

(6) *Waiver of Jury Trial.* Authorization to the Owner/Landlord to waive the Tenant's right to a trial by jury.

(7) *Waiver of Right to Appeal Court Decision.* Authorization to the Owner/Landlord to waive the Tenant's right to appeal a court decision or waive the Tenant's right to sue to prevent a judgment from being put into effect.

- (8) *Tenant Chargeable with Cost of Legal Actions Regardless of Outcome of the Lawsuit.* Agreement by the Tenant to pay lawyer's fees or other legal costs whenever the Owner/Landlord decides to sue, whether or not the Tenant wins. The Tenant, however, may be obligated to pay costs if the tenant loses.

L. Nondiscrimination. The Landlord shall not discriminate against the Tenant in the provision of services, or in any other manner, on the grounds of any state and/or federally protected classification.

M. Violence Against Women Act (VAWA).

- (1) The Owner/Landlord may not evict a Tenant on the basis or as a direct result of the fact that the Tenant has been a victim of domestic violence, dating violence, sexual assault or stalking if the Tenant otherwise qualifies for occupancy.
- (2) The Owner/Landlord may not consider incidents of domestic violence, dating violence, sexual assault, or stalking as serious or repeated violations of the lease or other "good cause" for termination of assistance, tenancy, or occupancy rights of the victim of abuse.
- (3) The Owner/Landlord may not consider criminal activity directly relating to abuse, engaged in by a member of a tenant's household or any guest or other person under the Tenant's control, cause for termination of assistance, tenancy or occupancy rights if the Tenant or an immediate member of the Tenant's family is the victim or threatened victim of that abuse.
- (4) A Tenant who is a victim of domestic violence, dating violence, sexual assault, or stalking qualifies for an emergency transfer under the VAWA Emergency Transfer Plan if the tenant expressly requests the transfer and:
 - a. The Tenant reasonably believes there is a threat of imminent harm from further violence if the tenant remains in the same dwelling unit the Tenant is currently occupying; or
 - b. In the case of a Tenant who is the victim of sexual assault, either the Tenant reasonably believes there is a threat of imminent harm from further violence if the tenant remains in the same dwelling unit the Tenant is currently occupying, or the sexual assault occurred on the premises during the 90 calendar day period preceding the date of the request for transfer.
- (5) The Owner/Landlord may request in writing that the victim, or a family member on the victim's behalf, certify that the individual is a victim of abuse and that the Certification of Domestic Violence, Dating Violence, Sexual Assault or Stalking, Form HUD-5382, or other documentation as noted on the certification form, be completed and submitted within 14 business days, or an agreed upon extension date, to receive protection under the VAWA. The Tenant has the sole discretion which form or documentation to submit. Failure to provide the certification or other supporting documentation within the specified timeframe may result in eviction.
- (6) If the Tenant does not provide the documentation requested within 14 business days after the date the Tenant receives a request for such

documentation from the Owner/Landlord, nothing in this Section may be construed to limit the authority of the Owner/Landlord to perform any of the following:

- a. Deny admission of the CHF program;
 - b. Terminate the Tenant's participating in the CHF program; or
 - c. Evict the Tenant or a lawful occupant that commits a violation of the Lease.
- (7) The Owner/Landlord may bifurcate a lease to remove a household member from a lease in order to evict, remove, or terminate occupancy rights to such member who engages in criminal activity directly relating to domestic violence, dating violence, sexual assault, or stalking against an affiliated individual or other individual:
- a. Without regard to whether the household member is a signatory to the lease; and
 - b. Without evicting, removing, or otherwise penalizing a victim of such criminal activity who is also a tenant or lawful occupant.
- (8) Any information submitted to the Owner/Landlord under this Section, including the fact that an individual is a victim of domestic violence, dating violence, sexual assault, or stalking, ("Confidential Information") shall be maintained in strict confidence by the Owner/Landlord. The Owner/Landlord shall not allow any individual administering assistance on behalf of the Owner/Landlord or any persons within their employ, or in the employ of the Owner/ Landlord, to have access to Confidential Information unless explicitly authorized by the covered housing provider for reasons that specifically call for these individuals to have access to Confidential Information under applicable Federal, State, or local law. The Owner/Landlord shall not enter Confidential Information into any shared database or disclose such information to any other entity or individual, except to the extent that the disclosure is (i) requested or consented to in writing by the individual in a time-limited release; (ii) required for use in an eviction proceeding or hearing regarding termination of assistance; or (iii) otherwise required by applicable law.

By signing this Addendum, Tenant acknowledges receipt of Notice of Occupancy Rights under the Violence Against Women Act.

- N. Contact Information.** The lease or addendum must contain more than one convenient and accessible method to contact the owner or property management staff. It must also include the participating jurisdiction's contact information.

The participating jurisdiction's contact information for the CHF program:

Clark County Community Housing Office
500 S. Grand Central Parkway, 5th floor
Las Vegas, NV 89155
Email: CHF@ClarkCountyNV.gov

I, Tenant, have read and understand this Addendum and know my rights as a CHF-assisted tenant. Per NRS 118A.200, I acknowledge and affirm that I have been provided with a copy of both the Lease and this Addendum.

TENANT SIGNATURES	OWNER/LANDLORD SIGNATURES
By: (Type or Print Name of Tenant Representative)	OWNER/LANDLORD NAME:
(Signature/Date)	By: (Type or Print Name of Landlord Representative)
By: (Type or Print Name of Tenant Representative)	(Signature/Date)
(Signature/Date)	

9



October 1, 2026

Completed By: Procurement

Re: Board Agenda Item, October 15, 2026 Meeting

AWARD OF CONTRACT

SUPPLIER/CONTRACTOR INFORMATION

Company Name: CTR ROOFING LTD
Owner(s): David Lytle
Address: 1961 Pacific Avenue
Telephone: 775-657-8020
Ownership Status: Caucasian American
Debarred by GSA: No (eligible)
SAM Registered: Yes (eligible)

SERVICE INFORMATION

Description: Provide all labor, equipment, and miscellaneous material to properly install a new asphalt shingle roofing system over the properly prepared substrate for Southern Nevada Regional Housing Authority.

SNRHA Department/Director: Frank Stafford, Development Modernization Director
Award Period: 150 calendar days
Value of Contract: \$527,821.00
Applicable Budget(s): Capital Fund
Budget Approved By: Rodney Mitton, Finance Director

COMPETITIVE SOLICITATION (RFP) INFORMATION

Solicitation No.: IFB B26022
Conducted (Time Frame): June 29 – September 1, 2026
Firms received the IFB Notice: 5,937
Firms reviewed the IFB Document: 36
On-time Proposals Submitted: 5

PROPOSED NARRATIVE:

Approval to award the firm-fixed contract for New Asphalt Shingle Roofing System to CTR Roofing LTD. Modernization/Development Department request 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.

Background:

On June 29, 2026, an IFB solicitation package was posted as a downloadable PDF file on the SNRHA website at <https://www.snvrha.org> and the Nevada Government eMarkplace (NGEM) website at <https://nevada.ionwave.net/Login.aspx.of> which 5,937 companies were notified and 5 actually downloaded the solicitation. In addition,



October 1, 2026

Completed By: Procurement

Re: Board Agenda Item, October 15, 2026 Meeting

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.

Responding Supplier	City	State	Response Submitted	Lines Responded	Response Total
Amaya Roofing (non-responsive)	Las Vegas	NV	9/1/2026, 7:28:08 am	1	\$ 454,998.00
KBR Roofing Services	Las Vegas	NV	9/1/2026, 9:48:33 am	1	\$ 725,195.00
Vegas Born Roofing	Las Vegas	NV	9/1/2026, 9:24:57 am	1	\$ 799,290.00
A.W Farrell Roofing	Las Vegas	NV	9/1/2026, 9:07:58 am	1	\$2,472,000.00



CTR ROOFING LTD

Unique Entity ID FGLVUV2FF9N9	CAGE / NCAGE 8EWM2	Purpose of Registration All Awards
Registration Status Active Registration	Expiration Date May 8, 2027	
Physical Address 1961 Pacific AVE Sparks, Nevada 89431-5540 United States	Mailing Address 1961 Pacific AVE Sparks, Nevada 89431-5540 United States	

Business Information

Doing Business as (blank)	Division Name (blank)	Division Number (blank)
Congressional District Nevada 02	State / Country of Incorporation Nevada / United States	URL ctrroof.com

Registration Dates

Activation Date May 21, 2026	Submission Date May 8, 2026	Initial Registration Date May 8, 2026
--	---------------------------------------	---

Entity Dates

Entity Start Date Sep 5, 2017	Fiscal Year End Close Date Dec 31
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Immediate Owner

CAGE (blank)	Legal Business Name (blank)
------------------------	---------------------------------------

Highest Level Owner

CAGE (blank)	Legal Business Name (blank)
------------------------	---------------------------------------

Executive Compensation

Registrants in the System for Award Management (SAM) respond to the Executive Compensation questions in accordance with Section 6202 of P.L. 110-252, amending the Federal Funding Accountability and Transparency Act (P.L. 109-282). This information is not displayed in SAM. It is sent to USAspending.gov for display in association with an eligible award. Maintaining an active registration in SAM demonstrates the registrant responded to the questions.

Proceedings Questions

Registrants in the System for Award Management (SAM.gov) respond to proceedings questions in accordance with FAR 52.209-7, FAR 52.209-9, or 2. C.F.R. 200 Appendix XII. Their responses are displayed in the responsibility/qualification section of SAM.gov. Maintaining an active registration in SAM.gov demonstrates the registrant responded to the proceedings questions.

Exclusion Summary

Active Exclusions Records?

No

SAM Search Authorization

I authorize my entity's non-sensitive information to be displayed in SAM public search results:

Yes

Entity Types

Business Types

Entity Structure Corporate Entity (Not Tax Exempt)	Entity Type Business or Organization	Organization Factors Limited Liability Company
Profit Structure For Profit Organization		

Socio-Economic Types

Check the registrant's Reps & Certs, if present, under FAR 52.212-3 or FAR 52.219-1 to determine if the entity is an SBA-certified HUBZone small business concern. Additional small business information may be found in the SBA's Dynamic Small Business Search if the entity completed the SBA supplemental pages during registration.

Financial Information

Accepts Credit Card Payments	Debt Subject To Offset
Yes	No

EFT Indicator	CAGE Code
0000	8EWM2

Points of Contact**Electronic Business**

David Lytle	395 Freeport BLVD STE 5 Sparks, Nevada 89431 United States
Carinne Lytle, Office Admin	395 Freeport BLVD STE 5 Sparks, Nevada 89431 United States

Government Business

David Lytle	395 Freeport BLVD STE 5 Sparks, Nevada 89431 United States
-------------	---

Service Classifications**NAICS Codes**

Primary	NAICS Codes	NAICS Title
Yes	238160	Roofing Contractors
	238170	Siding Contractors

Disaster Response

Yes, this entity appears in the disaster response registry.

No, this entity does not require bonding to bid on contracts.

Bonding Levels	Dollars
	(blank)

States	Counties	Metropolitan Statistical Areas
NEVADA	NV: WASHOE, CARSON CITY, LYON	NV: Reno

Business License Detail Information

License Number:	2007171.023-140
MJBL Number:	1002354950
Business:	CTR Roofing Ltd 1961 Pacific Ave Sparks, NV 89431
Business Telephone:	(775) 657-8020
License Category:	Construction - Contractor
Status:	Licensed
Date of License:	04/02/2025
Out of Business Date:	
Business Owner(s)	
Lytle, David	

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Measure up...use licensed contractors.

(<http://www.nscb.nv.gov/>).

License Details

Current Date: 9/10/2026 4:05:51 PM

(mm/dd/yyyy)

License Number:
0084675

License Monetary Limit: \$3,000,000.00

Business Primary Name: C T R ROOFING LTD

DBA Name:

Mailing Address: 1961 PACIFIC AVE
SPARKS, NV 89431
(775) 657-8020

Physical Address: 1961 PACIFIC AVE
SPARKS, NV 89431
(775) 657-8020

Status: Active

Status Date: 09/05/2024
(mm/dd/yyyy)

Origin Date: 10/23/2018
(mm/dd/yyyy)

Expiration Date: 10/31/2026
(mm/dd/yyyy)

Business Type: Limited Liability Company

Classification(s): C-15 Roofing and Siding

Limitation:

Principal Name
LYTLE, DAVID SCOTT II

Relation Description
Managing Member

Qualified Individual(s)
LYTLE, DAVID SCOTT II

Qualifier Type
CMS and Trade

Bond

Bond Type: Surety
Bond Number: A270055858
Bond Agent: ELIZABETH M ROGERS
Surety Company: PLATTE RIVER INSURANCE
COMPANY
Bond Amount: \$30,000.00
Effective Date: 10/11/2018 (mm/dd/yyyy)

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ctr roofing											
Business Name	Type of Business	Address	Zip	Phone	License #	Status	CLV	NLV	HEN	CC	Owner and Owner Title
CTR ROOFING LTD	Contractor	1961 Pacific Ave	89431	7756578020	1002364950	Active	Y			P	

Licenses per page: 10

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License Number: MJBL-000474-2025

CTR Roofing Ltd

[License Details \(\)](#) | [Tab Elements \(\)](#) | [Main Menu \(\)](#)

License Details

License Type: Contractor - Contractor District: Outside Jurisdiction

Applied Date: 03/26/2025

Period Start Date: 04/02/2025

Status: Active Expiration Date: 10/31/2026

Description: 84

Business Locations Fees Attachments Contacts More Info

**Request for Taxpayer
Identification Number and Certification**

Go to www.irs.gov/FormW9 for instructions and the latest information.

**Give form to the
requester. Do not
send to the IRS.**

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type.
See Specific Instructions on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) CTR Roofing Ltd	
2 Business name/disregarded entity name, if different from above.	
3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. ☐ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate ☒ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) S Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. ☐ Other (see instructions)	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____ (Applies to accounts maintained outside the United States.)
3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions ☐	
5 Address (number, street, and apt. or suite no.). See instructions. 1961 Pacific Avenue	Requester's name and address (optional)
6 City, state, and ZIP code Sparks NV 89431	
7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number	
or	
Employer identification number	
82	-2704886

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

**Sign
Here**

Signature of
U.S. person

Date 1/12/2026

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they