NOTICE OF THE ANNUAL MEETING OF THE BOARD OF DIRECTORS OF
JANICE BROOKS BAY, LLC
(AN AFFILIATE OF THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY)
TO BE HELD ON THURSDAY, NOVEMBER 19, 2026
AT 12:00PM
IN THE COMMISSION CHAMBERS
AT 340 N. 11TH STREET, LAS VEGAS, NEVADA

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

1. **ROLL CALL**

2. **APPROVAL OF AGENDA**

3. **PUBLIC COMMENT** *Public comment during this portion of the Agenda must be limited to matters on the agenda for action. If you wish to be heard, come to the podium and give your name for the record. The amount of discussion, as well as the amount of time any single speaker is allowed, may be limited. Public comment that is repetitious, slanderous, offensive, and inflammatory, amounts to personal attacks or interferes with the rights of other speakers is not allowed. Any person who acts in violation of these rules will be excused for the remainder of the meeting.*

4. **Approval of Janice Brooks Bay LLC Resolution Number JBB-1**

   Background: Attached is the Janice Brooks Bay 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 Janice Brooks Bay Apartments Fiscal Year 2027 Operating Budget. This is a Mixed Finance project which converted in FY 2024.

   Action Requested: The Executive Director requests that the Board approve the Operating budget for Janice Brooks Bay 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 Janice Brooks Bay, LLC until the notice provisions of the Open Meeting Law have been complied with. If you wish to speak on matters on or off the Agenda, please step up to the podium and clearly state your name and address. In consideration of others, avoid repetition, and limit your comments to no more than three (3) minutes.*

ADJOURNMENT

NOTICE OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS OF MARBLE MANOR 2A AHP, LLC (AN AFFILIATE OF THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY) ON THURSDAY, NOVEMBER 19, 2026 IMMEDIATELY FOLLOWING JANICE BROOKS BAY, 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. **Resolution No. MM2A-1 Authorizing the President to execute any and all documents necessary to close the financing for Phase 2A at Marble Manor**

   Background: The Southern Nevada Regional Housing Authority (SNRHA), in partnership with the City of Las Vegas, was awarded a Choice Neighborhoods Initiative (CNI) Implementation Grant in the amount of $50 Million dollars to totally demolish and redevelop the Marble Manor public housing development. Construction on Phase 1 of this project has already begun.

   At this time, Marble Manor 2A AHP, LLC, the owner entity for Phase 2A, is ready to close the financing for the construction of Phase 2A. Phase 2A will consist of the construction of 50 units; 32 Low Income Housing Tax Credit (LIHTC) units and 21 replacement housing units.

   Action Requested: The President requests the board approve resolution number MM2A-1 authorizing the President and/or designee to enter into any agreements and execute any and all documents necessary to close the financing for Phase 2A at Marble Manor.

5. **CITIZEN PARTICIPATION** *Items raised under this portion of the Agenda cannot be deliberated or acted upon by the Board of Directors of Marble Manor 2A AHP, LLC until the notice provisions of the Open Meeting Law have been complied with. If you wish to speak on matters on or off the Agenda, please step up to the podium and clearly state your name and address. In consideration of others, avoid repetition, and limit your comments to no more than three (3) minutes.*

ADJOURNMENT

NOTICE OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS OF MARBLE MANOR 2B AHP, LLC (AN AFFILIATE OF THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY) ON THURSDAY, NOVEMBER 19, 2026 IMMEDIATELY FOLLOWING MARBLE MANOR 2A AHP, 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. **Resolution No. MM2B-1 Authorizing the President to execute any and all documents necessary to close the financing for Phase 2B at Marble Manor**

   Background: The Southern Nevada Regional Housing Authority (SNRHA), in partnership with the City of Las Vegas, was awarded a Choice Neighborhoods Initiative (CNI) Implementation Grant in the amount of $50 Million dollars to totally demolish and redevelop the Marble Manor public housing development. Construction on Phase 1 of this project has already begun.

   At this time, Marble Manor 2B AHP, LLC, the owner entity for Phase 2B, is ready to close on the financing for the construction of Phase 2B. Phase 2B will consist of the construction of 173 units; 82 Low Income Housing Tax Credit (LIHTC) units, 64 replacement units, and 27 market rate units.

   Action Requested: The President requests the board approve resolution number MM2B-1 authorizing the President and/or his designee to enter into any agreements and execute any and all documents necessary to close the financing for Phase 2B at Marble Manor.

5. **CITIZEN PARTICIPATION** *Items raised under this portion of the Agenda cannot be deliberated or acted upon by the Board of Directors of Marble Manor 2B AHP, LLC until the notice provisions of the Open Meeting Law have been complied with. If you wish to speak on matters on or off the Agenda, please step up to the podium and clearly state your name and address. In consideration of others, avoid repetition, and limit your comments to no more than three (3) minutes.*

ADJOURNMENT

NOTICE OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS OF
AFFORDABLE HOUSING PROGRAM INC. (AHP)
(AN AFFILIATE OF THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY)
ON THURSDAY, NOVEMBER 19, 2026
IMMEDIATELY FOLLOWING MARBLE MANOR 2B AHP, 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. **Resolution No. AHP-44 Authorizing the President to execute any and all documents necessary to close the financing for Phase 2A at Marble Manor**

   Background: The Southern Nevada Regional Housing Authority (SNRHA), in partnership with the City of Las Vegas, was awarded a Choice Neighborhoods Initiative (CNI) Implementation Grant in the amount of $50 Million dollars to totally demolish and redevelop the Marble Manor public housing development. Construction on Phase 1 of this project has already begun.

   SNRHA non-profit corporation Affordable Housing Program, Inc. (AHP), created Marble Manor 2A AHP, LLC to serve as owner of Phase 2A of the project with AHP as its sole and managing member.

   At this time, with resolution number AHP-44, AHP is ready to close on the financing for the construction of the 50 units in Phase 2A at Marble Manor.

   Action Requested: The President requests the board approve resolution number AHP-44 authorizing the President and/or his designee to enter into any agreements and execute any and all documents necessary to close the financing for Phase 2A at Marble Manor.

5. **Resolution No. AHP-45 Authorizing the President to execute any and all documents necessary to close the financing for Phase 2B at Marble Manor**

   Background: The Southern Nevada Regional Housing Authority (SNRHA), in partnership with the City of Las Vegas, was awarded a Choice Neighborhoods Initiative (CNI) Implementation Grant in the amount of $50 Million dollars to totally demolish and redevelop the Marble Manor public housing development. Construction on Phase 1 of this project has already begun.

SNRHA non-profit corporation Affordable Housing Program, Inc. (AHP), created Marble Manor 2B AHP, LLC to serve as owner of Phase 2B of the project with AHP as its sole and managing member.

At this time, with resolution number AHP-45, AHP is ready to close on the financing for the construction of the 173 units in Phase 2B at Marble Manor.

Action Requested: The President requests the board approve resolution number AHP-45 authorizing the President and/or his designee to enter into any agreements and execute any and all documents necessary to close the financing for Phase 2B at Marble Manor.

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

ADJOURNMENT

Board of Commissioners:

Nancy Brune, Chairperson
Marissa Brown, Vice-Chairperson
Larry Blackman, Commissioner
Richard Cherchio, Commissioner
William McCurdy II, Commissioner
Janae Scott, Commissioner
Jim Seebock, Commissioner
Tick Segerblom, Commissioner
LuChana Turner, Commissioner
Lewis Jordan, Executive Director

NOTICE FOR THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY ON THURSDAY, NOVEMBER 19, 2026 IMMEDIATELY FOLLOWING AFFORDABLE HOUSING PROGRAM INC. (AHP) IN THE COMMISSION CHAMBERS 340 N. 11TH STREET, LAS VEGAS, NEVADA

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

The agenda is available on the Southern Nevada Regional Housing Authority website, http://www.snvrha.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.snvrha.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, November 19, 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 October 15, 2026.

4. APPROVAL OF AGENDA OF NOVEMBER 19, 2026 WITH THE INCLUSION OF ANY EMERGENCY ITEMS AND DELETION OF ANY ITEMS. (FOR DISCUSSION AND POSSIBLE ACTION)

SECTION 2. BUSINESS ITEMS

5. <u>Receive Report from the Executive Director on Administrative and Operational Activities of the Agency</u>

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 September 30, 2026

Background: After reviewing all vacated tenant accounts, the SNRHA Finance Department recommends that the vacated tenant accounts totaling $40,462 or 3.15% of September 2026 rental income be written off as uncollectible. This includes $24,177 or 4.59% of September 2026 Public Housing Program rental income and $16,285 or 2.15% of September 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 are recommending that the Board approve to write off the proposed vacated tenant accounts totaling $40,462 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.

Executive Office

8. Approval of Revisions to the Southern Nevada Regional Housing Authority Fiscal Policy

Background: The Southern Nevada Regional Housing Authority (SNRHA) maintains a Fiscal Policy to establish standards and procedures for the prudent management of financial resources and to ensure compliance with federal regulations, Generally Accepted Accounting Principles (GAAP), and best practices in public housing finance. Periodic reviews and updates are necessary to reflect operational needs, regulatory changes, and evolving financial management practices.

The purpose of this agenda item is to present proposed revisions to the SNRHA Fiscal Policy for Board consideration and approval. The recommended updates strengthen internal controls, clarify financial management procedures, ensure continued compliance with applicable U.S. Department of Housing and Urban Development (HUD) requirements, and align the policy with current organizational operations.

Action Requested: Staff recommends that the Board of Commissioners approve the revised Fiscal Policy as presented, effective immediately upon adoption.

Modernization & Development

9. **Resolution No. SNRHA-151 Authorizing the Executive Director to execute any and all documents necessary to close the financing for Phase 2A at Marble Manor**

   Background: The Southern Nevada Regional Housing Authority (SNRHA), in partnership with the City of Las Vegas, was awarded a Choice Neighborhoods Initiative (CNI) Implementation Grant in the amount of $50 Million dollars to totally demolish and redevelop the Marble Manor public housing development. Construction on Phase 1 of this project has already begun.

   At this time, with resolution number SNRHA-151, the SNRHA is ready to close on the financing for the construction of 50 units planned for Phase 2A at Marble Manor.

   Action Requested: The Executive Director requests the board approve resolution number SNRHA-151 authorizing the Executive Director and/or designee to enter into any agreements and execute any and all documents necessary to close the financing for Phase 2A at Marble Manor.

10. **Resolution No. SNRHA-152 Authorizing the Executive Director to execute any and all documents necessary to close the financing for Phase 2B at Marble Manor**

    Background: The Southern Nevada Regional Housing Authority (SNRHA), in partnership with the City of Las Vegas, was awarded a Choice Neighborhoods Initiative (CNI) Implementation Grant in the amount of $50 Million dollars to totally demolish and redevelop the Marble Manor public housing development. Construction on Phase 1 of this project has already begun.

    At this time, with resolution number SNRHA-152 the SNRHA is ready to close on the financing for the construction of the 173 units planned for Phase 2B at Marble Manor.

    Action Requested: The Executive Director requests the board approve resolution number SNRHA-152 authorizing the Executive Director and/or designee to enter into any agreements and execute any and all documents necessary to close the financing for Phase 2B at Marble Manor.

Housing Programs

11. **Approval of SEMAP Resolution (SNRHA-153) to Submit the SEMAP Certification for 2026 to HUD**

    Background: This Resolution is to satisfy an annual requirement of the U.S. Department of Housing and Urban Development (HUD) that each Housing Authority assesses its Section Eight Housing Choice Voucher Program using the fourteen (14) indicators prescribed by HUD. This year the review was conducted by our quality control team lead by Compliance and Trainer Administrator and was completed on November 2, 2026. This Resolution and required Certifications are attached for your review and approval. Based on the assessment, our Section Eight Management Assessment Program (SEMAP) score is 125 of 135 possible points. Based on the review, SNRHA scored 93% which is equivalent to a High Performer Rating.

Action Requested: Authorize the Chairman of the Board and Executive Director to sign Resolution (SNRHA-153) and submit the SEMAP Certification for 2026 to HUD.

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