

A JOINT RESOLUTION OF INTENT TO PARTICIPATE IN THE GOVERNANCE OF THE HOUSING AUTHORITY OF THE CITY OF RENO AS A REGIONAL HOUSING ENTITY TO CONTINUE TO OPERATE IN AND FOR THE BENEFIT OF THE COUNTY OF WASHOE, STATE OF NEVADA IN FURTHERANCE OF ASSEMBLY BILL 103 ENACTED IN THE 83RD SESSION OF THE NEVADA LEGISLATURE

WHEREAS, the Housing Authority of the City of Reno (“RHA”), was duly organized under the laws of the State of Nevada pursuant to Stat. 1943, Chapter 20, pursuant to a Resolution of Consent for the Housing Authority of the City of Reno to Operate in the County of Washoe, executed by the City of Reno, Nevada, on March 1, 1943, and further as a result of Consent Proceedings for Housing Authority to Operate in County executed by the Board of County Commissioners of Washoe County on October 20, 1943 and to Operate in the City of Sparks executed by the City Council of the City of Sparks on October 14, 1975 (“Original Resolutions”); and

WHEREAS, RHA continues to exist as a public body corporate and politic under Chapter 315 of the Nevada Revised Statutes, and since the enactment of the Original Resolutions, RHA has been in constant operation as the Housing Authority of the City of Reno serving the County of Washoe by providing affordable housing within the County of Washoe, Nevada; and

WHEREAS, RHA benefits from having and retaining a long standing public housing number issued by the United States Department Housing and Urban Development (“HUD”), and further by its designation as a Moving To Work (“MTW”) public housing authority; and

WHEREAS, on May 29, 2025, Nevada Assembly Bill 103 was approved by the Governor of the State of Nevada, and amended certain provisions of Chapter 315 of the Nevada Revised Statutes as they relate to the operation of a regional housing authority in the County of Washoe, Nevada; and

WHEREAS, the RHA is not solely a representative of the City of Reno and consequently will file a certificate to do business as Truckee Meadows Housing Authority (TMHA);

WHEREAS, the Board of County Commissioners of the County of Washoe, Nevada, desires to participate in the governance of TMHA; and

WHEREAS, the City Council of the City of Reno, Nevada, desires to participate in the governance of TMHA; and

WHEREAS, the City Council of the City of Sparks, Nevada, desires to participate in the governance of TMHA; and

WHEREAS, the Board of Commissioners of RHA, desires to participate and revise its composition to reflect the intention of AB 103 to include members from Washoe County, the City of Reno, the City of Sparks, and an individual that is a recipient of services from RHA; and

THEREFOR, BE IT JOINTLY RESOLVED by the Board of County Commissioners of the County Of Washoe, the City Council of the City of Reno, the City Council of the City of Sparks, and the Board of Commissioners of RHA as follows:

Section 1. That each party intends to file a certificate for RHA to do business as TMHA and regionalize its governance as TMHA;

Section 2. That in order to do so, and in accordance with the spirit of AB 103, the governing body of each of the Board of County Commissioners of the County Of Washoe, the City Council of the City of Reno, and the City Council of the City of Sparks shall each appoint two persons to serve on TMHA's Board of Commissioners ;

Section 3. That upon initial appointment each jurisdiction shall appoint one member for a two-year term and one member for a three-year term to allow for staggered terms; subsequent members appointed by the Councils or Commission must be appointed for a term of office of four years for a maximum of three total terms;

Section 4. That the TMHA Executive Director shall appoint the seventh member of TMHA's Board of Commissioners, whom shall be a current recipient of assistance from TMHA, the "Resident Commissioner"; such appointee must be appointed for a term of office of four years for a maximum of two total terms. Should the Resident Commissioner cease to receive assistance from TMHA, then that Commissioner must be replaced by a current recipient of assistance in the manner prescribed in this section for the remainder of the existing term

Section 5. Any person appointed to the TMHA Board may be removed by a vote by the appointing Council or Commission, or for the Resident Commissioner, by the Executive Director, for any reason; any vacancy occurring, other than through the expiration of a term of office, shall be filled by appointment as provided for by Section 3 or 4, respectively;

Section 6. That the City of Reno shall reappoint two of its existing RHA Commissioners, one of which will be the Commissioner currently serving as Chair of the Board;

Section 7. The Chair and Vice-Chair of TMHA shall be elected from among the members of TMHA by a simple majority vote at the first regular meeting and shall hold office for the remainder of that year and one additional year; with future elections occurring after the beginning of each calendar year;

Section 8. That the current Chair of the Board of Commissioners will retain that position until the next Board of Commissioners elections in December 2027 to allow for continuity for the agency and the public;

Section 9. That upon appointment of new commissioners by each appointing authority the currently appointed commissioners shall voluntarily resign, and the new Board of Commissioners shall be seated at the next regularly scheduled RHA Board meeting;

Section 10. TMHA and its newly constituted Board of Commissioners shall continue to operate under the RHA's Executive Director Employment Agreement, as is in place at the time of approval hereof, and shall operate under and abide by the same unless and until the same is terminated in compliance therewith; future Executive Director applicants may complete an application for the position once posted and will be chosen by the majority of the Board of Commissioners;

Section 11. That upon adoption of this Resolution, RHA shall not dissolve as is envisioned in AB 103, because such dissolution would negatively affect RHA's ability to continue to provide and further its services to all of Washoe County, as such dissolution could require the issuance of a new public housing number by HUD, and could thus compromise RHA's MTW status, which would negatively affect the service RHA can provide and the residents of Washoe County. As such, all parties hereto agree to work cooperatively in the next session of the Nevada legislature to remedy the provisions of AB 103 which mandate dissolution of RHA and the formation of a new public housing authority, to more appropriately reflect the regional participation in the governance of TMHA as set forth herein and in AB 103;

Section 12. That all parties hereto adopt and ratify all decision of RHA and its Board of Commissioners to date as the decisions of newly constituted TMHA Board of Commissioners provided for herein;

Section 13. Nothing in this Joint resolution shall modify or affect RHA's, now TMHA's, status as a public employer within the meaning of Chapter 286 of the Nevada Revised Statutes, and the provisions thereof shall continue to apply to TMHA and its employees. There shall be no interruption in employment, years of service, payroll practices, and/or benefits of the current employees of TMHA;

Section 14. TMHA shall have perpetual existence and succession, and may do all things necessary to accomplish the purposes of Chapter 315 of the Nevada Revised Statutes, including without limitation all powers exercised heretofore by RHA and added in Section 3 of Assembly Bill 103 of the 83rd Legislative Session of the State of Nevada;

Section 15. TMHA shall retain the debts, obligations, liabilities, and assets of RHA. Such retention shall further include ownership, control, obligations, liabilities, assets, and employees of any of RHA's wholly owned or affiliated entities;

Section 16. TMHA shall continue to operate under all current RHA contracts, including without limitation any executive employment agreement, collective bargaining agreements, commitments, obligations, projects, resolutions, applications, strategic plans, missions, and board actions of RHA;

Section 17. TMHA shall continue to operate under the policies, procedures, and bylaws of RHA unless/until such matters are properly changed or amended in accordance with the terms thereof, Chapter 315 of the Nevada Revised Statutes, and all other applicable state or federal laws, rules, and/or regulations.

ADOPTED THIS _____ DAY OF _____, 2026

ATTEST

CHAIR

CLERK

ATTEST

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