



**Washoe County Home Consortium (WCHC)  
Director's Meeting  
Hybrid Meeting**

**AGENDA**

Thursday, December 15, 2022 at 11:00 AM

Reno City Hall

1 E. 1<sup>st</sup> Street

7<sup>th</sup> Floor Caucus Room

Reno, NV 89523

**DIRECTORS:**

**Doug Thornley**

City Manager

City of Reno

**Neil Krutz**

City Manager

City of  
Sparks

**Eric Brown**

County Manager

Washoe County

**Public Notice:**

This agenda has been physically posted in compliance with NRS 241 (notice of meetings) at Reno City Hall – 1 East First Street. In addition, this agenda has been electronically posted in compliance with NRS 241 at <http://www.reno.gov>, and NRS 232 at <https://notice.nv.gov/>. To obtain further documentation regarding posting, please contact the City Clerk's Office at (775) 334-2030, or [cityclerk@reno.gov](mailto:cityclerk@reno.gov).

Members of the Board/Commission/Committee may participate in this meeting using the zoom video conference platform.

Members of the public may participate in the meeting by registering through the below zoom link which will provide the meeting ID number and call-in phone number.

**Virtual link:** [https://us06web.zoom.us/webinar/register/WN\\_LUyGyB-uQfOODKZRrQTksg](https://us06web.zoom.us/webinar/register/WN_LUyGyB-uQfOODKZRrQTksg)

**In Person:** One East First Street, 7th floor Caucus Conference Room

**Accommodations:**

Reasonable efforts will be made to assist and accommodate individuals with disabilities attending the meeting. Please contact the City Clerk's Office at (775) 334-2030 at least 48 hours in advance so that arrangements can be made.

**Supporting Materials:**

Staff reports and supporting material for the meeting are available by contacting Elaine Wiseman at (775) 334-2578, or WisemanE@reno.gov and on the City's website at Reno.Gov. Pursuant to NRS 241, supporting material is made available to the general public at the same time it is provided to the public body.

**Order of Business:**

The presiding officer shall determine the order of the agenda and all questions of parliamentary procedure at the meeting. Items on the agenda may be taken out of order. The public body may combine two or more agenda items for consideration; remove an item from the agenda; or delay discussion relating to an item on the agenda at any time. See, NRS 241. Items scheduled to be heard at a specific time will be heard no earlier than the stated time, but may be heard later.

**Public Comment****In-Person:**

A person wishing to address the public body shall submit a "Request to Speak" form to the presiding officer. Public comment, whether on items listed on the agenda or general public comment, is limited to three (3) minutes per person. Unused time may not be reserved by the speaker, nor allocated to another speaker. No action may be taken on a matter raised under general public comment until the matter is included on an agenda as an item on which action may be taken. The presiding officer may prohibit comment if the content of comments is a topic that is not relevant to, or within the authority of, the public body, or if the content is willfully disruptive of the meeting by being irrelevant, repetitious, slanderous, offensive, inflammatory, irrational or amounting to personal attacks or interfering with the rights of other speakers. Any person making willfully disruptive remarks while addressing the public body or while attending the meeting may be removed from the room by the presiding officer, See, NRS 241 and the person may be barred from further audience before the public body during that session. See, Nevada Attorney General Opinion No. 00-047 (April 27, 2001); Nevada Open Meeting Law Manual, § 8.05.

Examples of disruptive conduct include, without limitation, yelling, stamping of feet, whistles, applause, heckling, name calling, use of profanity, personal attacks, physical intimidation, threatening use of physical force, assault, battery, or any other acts intended to impede the meeting or infringe on the rights of the public body or meeting participants.

**Virtual:**

No action may be taken on a matter raised under general public comment until the matter is included on a subsequent agenda as an action item.

Pursuant to NRS 241, those wishing to submit public comment may do so by sending an email to WisemanE@reno.gov, by leaving a voicemail at 775-334-2578 or at the meeting during virtual public comment. Public comment is limited to three (3) minutes per person.

Comments received prior to 4:00 p.m. on the day preceding the meeting will be transcribed, provided to the Board/Commission/Committee for review, and entered into the record. Comments received after 4:00 pm on the day preceding the meeting will be provided to the Board/Commission/Committee for review prior to adjournment, and entered into the record.

**A. Introductory Items:**

**A.1. Call to Order:** Roll Call

**A. 2 Public Comment:** This item is for either public comment on any action item or for any general public comment and is limited to no more than three (3) minutes for each commentator.

**A.3 Approval of the Agenda (For Possible Action):** December 15, 2022

**A.4 Approval of the Minutes (For Possible Action):** April 21, 2022 and August 3, 2022

**B. Business Items:**

**B.1 PRESENTATION, DISCUSSION AND POSSIBLE APPROVAL OF A REQUEST BY THREE (3) HOMEOWNERS OF THE HILLBORO PLACE PROJECT TO DISCHARGE THE REPAYMENT OBLIGATION SECURED BY THE WCHC. (For possible action)**

**B.2 PRESENTATION, DISCUSSION AND POSSIBLE APPROVAL OF A REQUEST BY PEAK CAPITAL PARTNERS/BANBRIDGE APARTMENTS TO REPLACE ESCROW ACCOUNT WITH GUARANTY. (For possible action)**

**B.3 PRESENTATION, DISCUSSION AND POSSIBLE APPROVAL OF A REQUEST BY KW SKY VALLEY, LLC, AND ALTITUDE BY VINTAGE, LP, TO TRANSFER OWNERSHIP AND RE-SUBORDINATION OF EXISTING HOME FUNDS ON THE SOUTHRIDGE, SKYLINE, AND SKYVIEW PROPERTIES, WHICH WILL BE KNOWN AS ALTITUDE BY VINTAGE. (For possible action)**

**B.4 REQUEST BY 3D INVESTMENTS TO AMEND THE HOME LOAN AGREEMENT TO REDUCE THE INTEREST RATE TO 0% INTEREST MOVING FORWARD, AND TO WAIVE LOAN REPAYMENT, IN EXCHANGE FOR EXTENDING INDEFINITELY THE HOME LOAN AFFORDABILITY PERIOD ON THE HOME LOAN UNITS IN THE SIERRA CREST APARTMENTS. (For possible action)**

**B.5 PRESENTATION, DISCUSSION AND POSSIBLE APPROVAL OF CHANGES TO THE WCHC POLICIES AND PROCEDURES AND BY-LAWS. (For possible action)**

**C. Director's Items and Announcements:**

Directors have an opportunity to raise issues for discussion at future meetings, as well as make announcements.

**D. Staff Technical Support Update:** Staff may provide an update on projects, funding or other programmatic issues.

**E. Future Agenda Items:** Discussion of items for future agenda.

**F. Public Comment:** This item is for either public comment on any action item or for any general public comment.

**G. Adjournment:** (For Possible Action)