



Nevada Affordable Housing
Assistance Corporation

PUBLIC MEETING NOTICE

Nevada Affordable Housing Assistance Corporation (NAHAC)

Board of Directors

DATE: April 27, 2017
TIME: 11:00 a.m. PST
LOCATION: Nevada Affordable Housing Assistance Corporation (NAHAC)
Conference Room
3016 W. Charleston Blvd., Suite 160, Las Vegas, Nevada 89102
TELECONFERENCE TO:
(669) 224-3412; Access Code: 156-776-309
VIDEOCONFERENCE TO:
<https://global.gotomeeting.com/join/156776309>
Access Code: 156-776-309

The public is invited to attend in person, via teleconference or via videoconference.

AGENDA

Items 3, 4, and 6 are action items for the Board to consider. The Board may discuss a matter when it is brought up, but no action may be taken on it unless it has been specifically included on an agenda as an action item.

Public comment at the Board meeting will be allowed on agenda items as well as non-agenda items. Persons are invited to submit comments in writing on agenda items and/or attend and make comment on that item at the Board meeting. Requests to speak on a particular item should be submitted to the Clerk of the Board before the item is called by the Chairman.

Public Comment is limited to 5 minutes per person, per item.

1. Call to order and roll call of the NAHAC Board of Directors
2. Public comment. (**Limited to 5 minutes. Discussion Only**) *No action may be taken on any matter raised under this item of the agenda until the matter itself has been included specifically on an agenda as an item upon which action will be taken.*
3. Approval of Minutes:
 - a. March 30, 2017
 - b. April 13, 2017
4. Approval of Agenda for April 27, 2017
5. Items to be Presented for Information and Discussion:
 - a. Update regarding reimbursement NAHAC processed to The United States Department of the Treasury Hardest Hit Fund Depository Account.
Update regarding NAHAC April Compliance Review by United States Department of the Treasury.

- b. NAHAC Operations and Performance Report
 - c. Review of Financials for March 2017
 - d. Review of 2016 FINAL Houldsworth, Russo & Company Audited Financial Statements for NAHAC and 2016 FINAL HRC Management Letter for NAHAC.
6. Items for Board Information, Discussion and Possible Action:
- a. Authorization for President/Chairperson to execute a Twentieth Amendment to Commitment to Purchase Financial Instrument and Housing Finance Agency (HFA) Participation Agreement (between the U.S. Treasury, NAHAC and the Nevada Housing Division) with changes to the Term Sheets as follows:
 - Principal Reduction Program (PRP) – Remove the pre-assistance Loan-to-value (LTV) floor of 80% for homeowners with fixed income as the primary source of income.
 - Unemployment - Mortgage Assistance Program (MAP) - Cover non-escrowed taxes and/or homeowner’s association dues or assessments in the monthly payment structure for the duration of the MAP assistance; change the approval timeframe of when a homeowner’s unemployment insurance benefits are exhausted.
 - Mortgage Reinstatement Assistance Program (MRAP) - Cover any non-escrowed taxes and/or homeowner’s association dues or assessments that are delinquent whether there is a lien filed or not.
 - General Criteria Changes for All Programs - Change the language of liquid assets allowed to liquid assets may not exceed the maximum benefit assistance amount for the program reviewed or \$30,000 whichever is less; change the household income limitation from 150% of the county’s Average Median Income (AMI) to 150% of the family State Median Income (SMI)
 - Second Mortgage Reduction Program (SMRP) – Reinstate program.
 - b. Authorization for President/Chairperson to execute a 12 month agreement with Temperature Control Services in an amount of \$1,040.00 for quarterly preventative maintenance services for the Heating, Ventilation & Air Conditioning (HVAC) System for NAHAC’s leased premises, to comply with Article 9(a) of the Omninet Westbay, LP Standard Office Lease dated March 30, 2015.
 - c. Authorization for the CEO/COO to create and fill one additional full time Processing Specialist position.
 - d. Approval of updated Organization chart.
7. General Board Comments, Questions and Items for Future Board Meetings.
8. Public comment. **(Limited to 5 minutes. Discussion Only)** *No action may be taken on any matter raised under this item of the agenda until the matter itself has been included specifically on an agenda as an item upon which action will be taken.*
9. Adjournment

Items will not necessarily be considered in the sequence listed. This meeting may be continued if all of the items are not covered in the time allowed. If the meeting is to be continued, the time and place will be announced at the end of the portion of the meeting to be continued.

Supporting material for this meeting may be found at http://www.nevadahardesthitfund.nv.gov/Public_Meetings.html, requested from AJ Gavilanes, NAHAC Office Administrator at (702) 675-6635 (agavilanes@nahac.org) or requested in person at the NAHAC office located at 3016 W. Charleston Blvd., Suite 160, Las Vegas, Nevada 89102 and at the scheduled meeting.

Members of the public who are disabled and require special accommodations or assistance at the meeting are requested to notify AJ Gavilanes, NAHAC Office Administrator in writing at 3016 W. Charleston Blvd., Suite 160, Las Vegas, Nevada 89102 or by calling (702) 675-6635 or emailing agavilanes@nahac.org prior to the meeting date.

In accordance with NRS 241.020, this public notice and agenda was posted on or before 9:00 AM on the third working day before the meeting on: the NAHAC website, <http://www.nahac.org>; at the NAHAC office located at 3016 W. Charleston Blvd., Suite 160, Las Vegas, Nevada 89102; on the following web site: <http://notice.nv.gov>; and at the following other checked location(s):

- Las Vegas City Hall | 495 S Main St | Las Vegas, NV 89101
- Clark County Government Center | 500 S Grand Central Pkwy | Las Vegas, NV 89155
- Washoe County Courthouse | 75 Court St | Reno, NV 89501