



MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF THE NEVADA AFFORDABLE HOUSING ASSISTANCE CORPORATION ON JULY 14, 2016

The Board of Directors of the Nevada Affordable Housing Assistance Corporation, a Nevada non-profit corporation (“NAHAC”) held a public meeting on July 14, 2016, beginning at 2:30 p.m. PST at the following locations:

NAHAC Conference Room: 3016 W. Charleston Blvd., Suite 160, Las Vegas, Nevada 89102

By Teleconference to: (571) 317-3122; Access Code/Meeting ID: 882-444-325

By Videoconference to: <https://global.gotomeeting.com/join/>
Access Code/Meeting ID: 882-444-325

1. Call to order, Roll call.

The meeting was called to order by Sharath Chandra, Board Chairperson.

Present were: Board Members Sharath Chandra - Board Chairperson; Michael Holliday - Nevada Housing Division Director; and Joseph (J.D.) Decker - Nevada Business & Industry Director. **Absent were:** *[Director Kelley having tendered her resignation on June 27, 2016 and not having been replaced.];* and Mohammad Nemati - Independent Director. **Also present were:** Verise Campbell – Chief Operating Officer; Stefanie Sharp, Legal Counsel - NAHAC; Matthew Huckins, VP of HR and AJ Gavilanes, Secretary/Administrative Assistant. **Members of the public attending in person were asked to sign in, and the sign-in-sheet is attached to the original minutes as Exhibit A.**

2. Public comment (1st period)¹: No comments.

3. Item for Consideration & Possible Action: Approval of the settlement of EEOC Charge No. 34B-2016-00550; NERC Charge No. 0315-16-0138L; and EEOC Charge No. 487-2016-0054 of former employee Kasala Andrews, fka Kasala Williams, against NAHAC for a back wage payment in the amount of \$4,000 and authorization for the President/Chairperson of the Board to execute and deliver the Settlement Agreement and Release of All Claims, the Negotiated Settlement Agreement prepared by the Nevada Equal Rights Commission and any other documentation associated with, or related to, the settlement to Kasala Andrews, fka Kasala Williams, and the Nevada Equal Rights Commission/EEOC. **(For possible action)**

Director Decker suggested on a future agenda the Board include a discussion and vote on allowing

¹ This public comment agenda item is provided in accordance with NRS 241.020(2)(d)(3) which requires an agenda provide for a period devoted to comments by the general public, if any, and discussion of those comments. No action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on an agenda as an item upon which action will be taken. Comments by the public may be limited to five minutes person as a reasonable time, place and manner restriction, but may not be limited based upon viewpoint.



the Chairperson to execute and deliver agreements under a certain cap so that every single one did not require a vote of the Board, giving the Chairperson a certain amount of authority.

Director Decker moved to approve the settlement of EEOC Charge No. 34B-2016-00550; NERC Charge No. 0315-16-0138L; and EEOC Charge No. 487-2016-0054 of former employee Kasala Andrews, fka Kasala Williams, against NAHAC for a back wage payment in the amount of \$4,000 and authorization for the President/Chairperson of the Board to execute and deliver the Settlement Agreement and Release of All Claims, the Negotiated Settlement Agreement prepared by the Nevada Equal Rights Commission and any other documentation associated with, or related to, the settlement to Kasala Andrews, fka Kasala Williams, and the Nevada Equal Rights Commission/EEOC. The Motion was seconded by Director Holliday and approved by unanimous vote.

4. Item for Consideration & Possible Action: Approval to proceed to use repaid down payment assistance loan grant funds to fund assistance loans to five borrowers who have failed to qualify for second lien elimination assistance from the Hardest Hit Fund Program pursuant to NAHAC Policy 200.D.02.a-PO MG. **(For possible action)**

Director Holliday inquired if this item wrapped up the group of OneNevada Credit Union loans that NAHAC had been in discussions with over the past couple of months. Chief Operating Officer Campbell confirmed that it would. Director Decker also inquired as to the impact of the answer Director Holliday received to his question. Director Holliday advised that he could not recall if there were 5 or 6 of those loans from OneNevada Credit Union and wanted to be sure there weren't any hanging. Ms. Campbell advised she believed there was only the 5 that NAHAC was considering.

Discussion ensued regarding the nature of the loans and the funding for them.

Director Decker inquired if the borrowers would be voted on individually or as a block. Chairperson Chandra confirmed it would be in block. Director Decker advised, regarding Borrower #501207, based on the information provided he would likely vote against the block as the borrowers were both relatively young with an apparent dual income and significant equity in the property.

Director Holliday moved to approve, with exception of Borrower #501207 (as stated on the materials) as specified by Director Decker, with the remainder of the borrowers to use the Culinary Union Funds to make those modifications. The Motion was seconded by Director Holliday and approved by unanimous vote.

Legal Counsel Sharp advised she had the file on Borrower #501207 and could assist with drilling down further into the details on that Borrower #501207 and perform some additional investigation.



Director Decker felt that rather than hold things up a vote should be held on Borrower #501207 and he accepted if he was overruled.

Chairperson Chandra moved to approve Borrower #501207 (as stated on the materials) to use the repaid down payment assistance loan grant funds to fund assistance loan. The Motion was seconded by Director Holliday. The Motion was opposed by Director Decker. The Motion was approved by majority vote.

5. 2nd period of Public Comment and Discussion²:

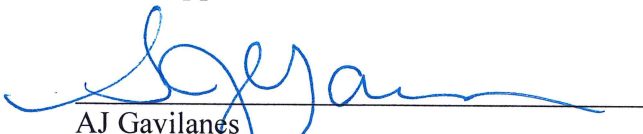
Lina Garnett, of CSNV, inquired about NAHAC's thoughts on retouching the topic of possible down payment assistance in the future to see if there had been any updates.

Chairperson Chandra stated generally on that item, there were other states that had successfully implemented a down payment assistance program with Hardest Hit Funds (i.e. Arizona and Florida) and NAHAC was open to exploring the possibilities. Mr. Chandra added the caveat of U.S. Treasury being very strict on how and when down payment assistance programs were allowed, so it would go through a long vetting process. Mr. Chandra also advised that this was where the non-profits might possible help by understanding how those programs were possibly being implemented by those stated that were approved for them, and sharing that information with NAHAC, making the process more collaborative.

6. Adjournment. (Action)

Chairperson Chandra moved to adjourn the meeting. The Motion was seconded by Director Decker and approved by unanimous vote.

Board approval confirmation:


AJ Gavilanes
NAHAC Corporate Secretary

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Nevada Affordable Housing
Assistance Corporation

**EXHIBIT A TO MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF THE
NEVADA HOUSING ASSISTANCE CORPORATION ON JULY 14, 2016**

PUBLIC SIGN IN SHEET

(See the Attached)



Nevada Affordable Housing
Assistance Corporation

PUBLIC MEETING ATTENDANCE RECORD & SIGN-IN

Nevada Affordable Housing Assistance Corporation (NAHAC)

Board of Directors

Date & Time of Meeting: July 14, 2016 2:30 PM

PLEASE PRINT LEGIBLY AND MARK THE APPROPRIATE BOXES

Name	Organization (N/A if none)	Title (N/A if none)	General Public?	Method of participation?	Signature (In-Person Only)
Sharath Chandra	Nevada Housing Division / NAHAC Board of Directors	Deputy Administrator / President, Chairperson & NHD Director	NO	☒ In-Person (sign) ☐ Teleconference ☐ Not In Attendance	
Michael Holliday	Nevada Housing Division / NAHAC Board of Directors	CFO / Board NHD Director	NO	☒ In-Person (sign) ☒ Teleconference ☐ Not In Attendance	—
J.D. Decker	Nevada Real Estate Division / NAHAC Board of Directors	Administrator / Board Nevada Business & Industry Director	NO	☐ In-Person (sign) ☒ Teleconference ☐ Not In Attendance	—
Mo Nemati	NAHAC Board of Directors	Independent Director	NO	☐ In-Person (sign) ☐ Teleconference ☒ Not In Attendance	
C.J. Manthe	Nevada Housing Division	Administrator	NO	☐ In-Person (sign) ☐ Teleconference ☒ Not In Attendance	
Verise Campbell	NAHAC	COO	NO	☒ In-Person (sign) ☐ Teleconference ☐ Not In Attendance	
Colleen Platt	Platt Law Group / Nevada Housing Division	Attorney At Law / Legal Counsel	NO	☐ In-Person (sign) ☐ Teleconference ☒ Not In Attendance	
Stefanie Sharp	Robison, Belaustegui, Sharp and Low / NAHAC	Attorney At Law / Legal Counsel	NO	☐ In-Person (sign) ☒ Teleconference ☐ Not In Attendance	—
Matthew Huckins	NAHAC	VP of Operations and Human Resources	NO	☐ In-Person (sign) ☒ Teleconference ☐ Not In Attendance	—



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AJ Gavilanes	NAHAC	Secretary / Administrative Assistant	NO	☒ In-Person (sign) ☐ Teleconference ☐ Not In Attendance	
Nohemi Peña	CSNV	Admin	☒ Yes ☐ No	☐ Teleconference ☒ In-Person (sign)	
Linda Estelina Garrett	CSNV	ED	☒ Yes ☐ No	☐ Teleconference ☒ In-Person (sign)	
			☐ Yes ☐ No	☐ Teleconference ☐ In-Person (sign)	
			☐ Yes ☐ No	☐ Teleconference ☐ In-Person (sign)	
			☐ Yes ☐ No	☐ Teleconference ☐ In-Person (sign)	
			☐ Yes ☐ No	☐ Teleconference ☐ In-Person (sign)	
			☐ Yes ☐ No	☐ Teleconference ☐ In-Person (sign)	
			☐ Yes ☐ No	☐ Teleconference ☐ In-Person (sign)	
			☐ Yes ☐ No	☐ Teleconference ☐ In-Person (sign)	
			☐ Yes ☐ No	☐ Teleconference ☐ In-Person (sign)	
			☐ Yes ☐ No	☐ Teleconference ☐ In-Person (sign)	
			☐ Yes ☐ No	☐ Teleconference ☐ In-Person (sign)	
			☐ Yes ☐ No	☐ Teleconference ☐ In-Person (sign)	
			☐ Yes ☐ No	☐ Teleconference ☐ In-Person (sign)	
			☐ Yes ☐ No	☐ Teleconference ☐ In-Person (sign)	