

PUBLIC MEETING NOTICE

Nevada Affordable Housing Assistance Corporation (NAHAC) Board of Directors

DATE: April 7, 2020
TIME: 1:30 p.m.
LOCATION: Meeting via teleconference only pursuant to NRS 241.023
Dial-In Number: +1 (571) 317-3122
Access Code: 899-688-357

The public is invited to attend.

AGENDA

Items 4, 5, and 7 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 telephonically 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 (AJ Gavilanes, Office Administrator) at agavilanes@nahac.org 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. Statement from Legal Counsel regarding temporary changes to Nevada Revised Statutes regarding Open Meeting Law due to the COVID-19 pandemic.
3. 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.
4. Approval of Minutes:
 - a. January 23, 2020
 - b. February 7, 2020
 - c. February 28, 2020
5. Approval of Agenda for April 7, 2020
6. Items to be Presented for Information and Discussion:
 - a. February 2020 Financials
 - b. NAHAC Operations
 - i. February 2020 Performance Report

- 7. Items for Board Information, Discussion and Possible Action:**
- a.** Authorization for President/Chairperson to execute an 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 for the Unemployment Mortgage Assistance Program (MAP) as follows:
 - Elimination of reference to expired unemployment benefits within 90 days
 - Lien term reduction from 5 years to 3 years.
 - b.** Authorization for President/Chairperson to execute Fifth Amendment to Services Agreement with Springboard Solutions, LLC in an amount not to exceed \$115,000 for the period through November 30, 2020 to provide processing and eligibility services for the MAP.
 - c.** Authorization for President/Chairperson to execute the Fifth Amendment to the Professional Services Agreement with Speridian Technologies, LLC in an amount not to exceed \$17,500 per month until the commencement of the wind down of the Nevada Hardest Hit Fund, and thereafter in an amount not to exceed \$16,500 per month, for ongoing monthly maintenance and monthly support of the Nevada Mortgage Assistance System (NMAS).
 - d.** Authorization for President/Chairperson to execute First Amendment to Independent Contractor Agreement with Lamar Wyse in an amount of \$40 per file for the period of April 1, 2020 through February 28, 2021 to provide quality review on home retention and home acquisition files.
 - e.** Authorization for NAHAC to engage the following temporary staff or independent contractors through February 2021:
 - i.** 4 – Call Center Representatives (Temporary Staff), in an amount not to exceed \$20 per hour each
 - ii.** 2 – Document Collection Representatives/Floater (Temporary Staff), in an amount not to exceed \$26 per hour each
 - iii.** 3 – Post Closing Representative/Floater (Temporary Staff), in an amount not to exceed \$26 per hour each
 - iv.** 1 – Quality Control Representative (Independent Contractor), in an amount not to exceed \$40 per file
 - v.** 1 – Eligibility Representative (Independent Contractor), in an amount not to exceed \$40 per file
 - f.** Authorization for President/Chairperson to execute an Eighth Amendment to Professional Services Agreement with BTMC, LLC (dba BRAINtrust) in an amount not to exceed \$4,000 per month for a period of 10 months from May, 2020 through February, 2021 for Website hosting, content management, and update services (\$500 per month) and Organic Social Media (\$3,500 per month).
 - g.** Authorization for President/Chairperson to allow NAHAC to re-engage Housing Counseling Agencies (HCAs) to assist borrowers with the Nevada Hardest Hit Fund® home retention programs' application process for up to \$500 for each homeowner file through February 2021.
 - h.** Approval of revised Program Wind Down Timeline
- 8. General Board Comments, Questions and Items for Future Board Meetings.**

9. 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.”

10. Adjournment

Items will not necessarily be considered in the sequence listed. The NAHAC Board of Directors 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. 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 <https://nahac.org/public-meetings>, or requested from AJ Gavilanes, NAHAC Office Administrator at (702) 675-6635 (agavilanes@nahac.org)

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.

Public Notice: Pursuant to Section 3 of the Declaration of Emergency Directive 006 (“Directive 006”), the requirement contained in NRS 241.023(1)(b) that there be a physical location designated for meetings of public bodies where members of the public are permitted to attend and participate has been suspended until April 16, 2020. Moreover, pursuant to Section 3 of Directive 006, the requirements contained in NRS 241.020(4)(a) that public notice agendas be posted at physical locations within the State of Nevada has likewise been suspended. See, http://gov.nv.gov/uploadedFiles/govnewnv.gov/Content/News/Emergency_Orders/2020/DeclarationofEmergencyDirective006reOML.3-21-20.pdf

This agenda has been electronically posted in compliance with NRS 241.020(3) at <http://www.nahac.org>, and NRS 232.2175 at <https://notice.nv.gov/>.