



PUBLIC MEETING NOTICE

Nevada Affordable Housing Assistance Corporation (NAHAC) Board of Directors

DATE: August 16, 2021
TIME: 2:00 p.m.
LOCATION: Housing Division, 3rd Floor Conference Room
3300 W Sahara Ave Ste 300 Las Vegas, NV 89102

The public is invited to attend in person.

AGENDA

Items 3 and 5 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. 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 Agenda for August 16, 2021
4. Items to be Presented for Information and Discussion:
 - a. NAHAC Operations
 - i. Treasury Compliance Review
 - ii. HAF Cost Allocation
 - iii. Wind Down
 - iv. Lien Recoveries
5. Items for Board Information, Discussion and Possible Action:
 - a. Nomination and Appointment of two Independent Directors of the Corporation for two years pursuant to the Bylaws.
 - b. Nomination and Election of Assistant Secretary of the Corporation for two years pursuant to the Bylaws.
 - c. Review and approval of the Amended and Restated Bylaws of the Nevada Affordable Housing Assistance Corporation (As Amended Through July 19, 2021)

- d. Approval of revised Homeowner Assistance Fund (HAF) Plan
- e. Approval of Request for Proposal (RFP) template
- f. Authorization for President/Chairperson to execute a Fourth Amendment of Lease with 3010 Westbay, LLC for a period of 51 months (September 1, 2021 – November 30, 2025) in the following base lease amounts:

09/01/21 – 08/31/22*	\$8,435.00 per month
09/01/22 – 08/31/23	\$8,688.05 per month
09/01/23 – 08/31/24	\$8,948.69 per month
09/01/24 – 08/31/25	\$9,217.15 per month
09/01/25 – 11/30/25	\$9,493.67 per month

*Base Rent for September 2021, October 2021 and November 2021 to be abated

- g. Authorization for President/Chairperson to execute a Limited Power of Attorney to allow US Bank to timely release liens pertaining to the Down Payment Assistance Program on behalf of NAHAC.
- h. Authorization for President/Chairperson to execute the renewal of the Employee Medical Benefit plans with Health Plan of Nevada / Sierra Health and Life commencing on September 1, 2021
- i. Approval to re-establish and fill Accounting Supervisor position with existing Regular Full-Time (Exempt) Employee. Not to exceed \$57,500 annually
- j. Approval of Job Description for Accounting Supervisor

6. General Board Comments, Questions and Items for Future Board Meetings.

7. 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.

8. 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 <https://nahac.org/public-meetings>, requested from AJ Gavilanes, NAHAC Office Administrator at (702) 675-6635 (agavilanes@nahac.org), 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 a.m. 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
- West Charleston Library | 6301 W Charleston Blvd. | Las Vegas, NV 89146
- Reno City Hall | 1 E. First St. | Reno, NV 89505