

PUBLIC MEETING NOTICE

Nevada Affordable Housing Assistance Corporation (NAHAC) Board of Directors

DATE: May 23, 2024
TIME: 10:00 a.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, 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 telephonically attend and make comment on that item at the Board meeting. Requests to speak on a particular item should be submitted to the Corporate Secretary (A.J. Gavilanes) 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 Nevada Affordable Housing Assistance Corporation 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:
 - a. Minutes for April 4, 2024
 - b. Minutes for April 18, 2024
4. Approval of Agenda for May 23, 2024
5. Items to be Presented for Information and Discussion:
 - a. March 2024 Financials
 - b. April 2024 Financials
 - c. March 2024 Digital Marketing Report
 - d. April 2024 Digital Marketing Report
 - e. March 2024 Social Media Report
 - f. April 2024 Social Media Report
 - g. NAHAC Operations
 - i. March 2024 Performance Report
 - ii. April 2024 Performance Report
 - iii. Clarification on MRAP assistance on unemployed applicants

6. Items for Board Information, Discussion and Possible Action:
 - a. Approval to transfer \$1,026,882.68 from unrestricted funds into the HAF account to replenish the HAF account for 26 loan files determined non-conforming by U.S. Treasury (Does not include future payments).
 - b. Proposed Program Change - Authorization to change the Mortgage Reinstatement Assistance Program (MRAP) as follows:
 - i. Elimination of restriction – “First mortgage loan’s interest rate exceeds 10% per annum.”
 - ii. Include reinstatement assistance to homeowners that have a first priority lien securing a Home Equity Line of Credit (HELOC) that has passed the draw period.
 - c. Proposed Program Change - Authorization to change the Unemployment Mortgage Assistance Program (UMA) as follows:
 - i. Elimination of restriction – “First mortgage loan’s interest rate exceeds 10% per annum.”
 - ii. Include UMA assistance to homeowners that have a first priority lien securing a Home Equity Line of Credit (HELOC) that has passed the draw period.
 - d. Authorization for President/Chairperson to execute an engagement agreement with Houldsworth, Russo & Company, P.C. for Professional Auditing and Tax Services for NAHAC for the fiscal year ending June 30, 2024 in an amount not to exceed \$49,050.
 - e. Authorization for President/Chairperson to execute an amendment to the agreement with Integrita Systems for IT Backup Services in an amount not to exceed \$3,000 per year retroactive to April 17, 2024.

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 <https://nahac.org/public-meetings>, requested from the the Corporate Secretary (A.J. Gavilanes) at AGavilanes@nahac.org or (725) 710-9002 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 A.J. Gavilanes, Corporate Secretary, in writing at P.O. Box 15142 Las Vegas, NV 89114-5142 or by calling (725) 710-9002 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; and on the following web site: <http://notice.nv.gov>.