

MEETING MINUTES

Nevada Affordable Housing Assistance Corporation (NAHAC) Board of Directors

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF NEVADA AFFORDABLE HOUSING ASSISTANCE CORPORATION ON MARCH 4, 2026

The Board of Directors of the Nevada Affordable Housing Assistance Corporation, a Nevada non-profit corporation (“NAHAC”), held a public meeting on March 4, 2026, beginning at 1:30 p.m. PST at the following location:

Nevada Housing Division, 4th Floor Tahoe Room, 3300 W. Sahara Ave., Ste. 300, Las Vegas, NV 89102

1. Call to order, roll call.

The meeting was called to order by Jeneeah M. Girma, Board Chairwoman at 1:33 p.m.
The roll was taken by AJ Gavilanes, Corporate Secretary.

Board Members present: Jeneeah M. Girma (*Nevada Department of Business & Industry, Housing Division*) Board Chairwoman; Sharath Chandra (*Nevada Department of Business & Industry, Real Estate Division*) Director; Rande Johnsen - Independent Director and Vice President/Vice Chairperson; and Jim Hastings - Independent Director and Treasurer.

Board Members absent: Christine Hess (*Nevada Department of Business & Industry, Housing Division*) Director

Also present:

- Verise Campbell, Chief Operating Officer/Chief Executive Officer
- Veronica Lewis, Contractor
- AJ Gavilanes, Administrator/Corporate Secretary
- Brian Hardy (Ellsworth & Stout)
- Melanie Rollo (Ellsworth & Stout)
- Melissa Brooks (Velez & Hardy, LLC)
- Micheline Fairbank (Fennemore Law)
- Andy Firoved (HOTB Software)
- Jason Connolly (HOTB Software)

Participating members of the public are asked to identify themselves and are noted on the attendance sheet attached to the original minutes as Exhibit A.

2. Public comment (1st period)¹: None.

3. Approval of February 9, 2026, Minutes

Director Chandra moved to approve Minutes for February 9, 2026. The Motion was seconded by Director Hastings and approved by unanimous vote.

¹ This public comment agenda item is provided in accordance with NRS 241.020(2)(d)(3) which requires an agenda to 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 per person as a reasonable time, place, and manner restriction, but may not be limited based upon viewpoint.

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4. Approval of March 4, 2026, Agenda

Director Johnsen moved to approve Agenda for March 4, 2026. The Motion was seconded by Director Hastings and approved by unanimous vote.

5. Items to be Presented for Information and Discussion:

a. January 2026 Financials

Mr. Brian Hardy presented.

b. NAHAC Operations

Mrs. Veronica Lewis reported that the remaining pipeline consisted of ten files, with five in closing and five in underwriting awaiting records for final review.

6. Items for Board Information, Discussion and Possible Action:

a. Approval of the Internal Compliance Review Report for 2nd Quarter of Fiscal Year 2026.

Ms. Melanie Rollo reported that this was the final compliance review conducted for NAHAC and that no current findings were identified.

Ms. Verise Campbell acknowledged the Ellsworth & Stout team for their exceptional support in helping NAHAC strengthen and maintain its compliance.

Director Hastings moved to approve Internal Compliance Review Report for 2nd Quarter of Fiscal Year 2026. The Motion was seconded by Director Chandra and approved by unanimous vote.

b. Authorization for President/Chairperson to execute an agreement with HOTB effective March 1, 2026, in a monthly amount of \$10,500 for Post Portal Closure Administration and Reporting Services.

Ms. Campbell stated that the request would allow HOTB to continue providing administrative and reporting support at a reduced rate.

Director Chandra moved to authorize President/Chairperson to execute an agreement with HOTB effective March 1, 2026, in a monthly amount of \$10,500 for Post Portal Closure Administration and Reporting Services. The Motion was seconded by Director Hastings and approved by unanimous vote.

7. General Board Comments, Questions, and Items for Future Board Meetings: Ms. Campbell advised that as NAHAC moves toward winddown, she would be presenting a recommendation for Velez & Hardy, LLC to assume certain essential services currently performed by Ellsworth & Stout, CPAs.

8. 2nd period of Public Comment and Discussion²: None.

² This public comment agenda item is provided in accordance with NRS 241.020(2)(d)(3) which requires an agenda to 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 per person as a reasonable time, place, and manner restriction, but may not be limited based upon viewpoint.

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9. Adjournment.

Director Johnsen moved to adjourn the meeting. The Motion was seconded by Director Hastings.

The meeting adjourned at 1:48 p.m.

Board approval confirmation:

AJ Gavilanes

AJ Gavilanes (Apr 10, 2026 12:25:13 PDT)

AJ Gavilanes,
Corporate Secretary

PubMtgMin_20260304

Final Audit Report

2026-04-10

Created:	2026-04-10
By:	AJ Gavilanes (agavilanes@nahac.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAARWMiJ91X6jkiH-uEOzwtzwdRUXevfB5-

"PubMtgMin_20260304" History








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-  Document e-signed by AJ Gavilanes (agavilanes@nahac.org)
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-  Document emailed to agavilanes@nahac.org for filling
2026-04-10 - 7:25:14 PM GMT
-  Email viewed by agavilanes@nahac.org
2026-04-10 - 7:28:09 PM GMT
-  Signer agavilanes@nahac.org entered name at signing as AJ Gavilanes
2026-04-10 - 7:28:22 PM GMT
-  Form filled by AJ Gavilanes (agavilanes@nahac.org)
Form filling Date: 2026-04-10 - 7:28:24 PM GMT - Time Source: server
-  Agreement completed.
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EXHIBIT A

**Nevada Affordable Housing Assistance Corporation (NAHAC)
Board of Directors**

ATTENDANCE SHEET

March 4, 2026

(Attached)

PUBLIC MEETING ATTENDANCE RECORD & SIGN-IN
Nevada Affordable Housing Assistance Corporation (NAHAC)

Board of Directors

Date & Time of Meeting: March 4, 2026 1:30 PM

NAHAC Directors, Officers, Employees and Contractors					
Attendee Name	Organization(s) <i>(N/A if none)</i>	Title(s) <i>(N/A if none)</i>	Attended via Phone	Not In Attendance	Signature <i>(In-Person Only)</i>
Jeneeah (Nia) M. Girma	Nevada Housing Division / NAHAC Board of Directors	Affordable Housing Advocate / NHD Director & President, Chairperson	<input type="checkbox"/>	<input type="checkbox"/>	<i>Jeneeah Girma</i> <small>Jeneeah Girma (Mar 4, 2026 14:20:17 PST)</small>
Christine Hess	Nevada Housing Division / NAHAC Board of Directors	Chief Financial Officer / NHD Director	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Sharath Chandra	Nevada Real Estate Division / NAHAC Board of Directors	Administrator / Nevada Bus. & Industry Director	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Rande Johnsen	NAHAC Board of Directors	Independent Director, Vice President & Vice Chairperson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Jim Hastings	NAHAC Board of Directors	Independent Director, Treasurer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Verise V. Campbell	NAHAC	Chief Executive Officer, Chief Operating Officer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Veronica Lewis	NAHAC	Senior Operations Consultant	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
A.J. Gavilanes	NAHAC	Administrator / Corporate Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Brian Hardy	Ellsworth & Stout CPA's	Financial/Compliance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Melanie Rollo	Ellsworth & Stout CPA's	Financial/Compliance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Melissa Brooks	Velez & Hardy, LLC	Financial	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Micheline Fairbank	Fennemore Law	Legal Counsel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Andy Firoved	HOTB Software	System of Record	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Jason Connolly	HOTB Software	System of Record	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

PUBLIC MEETING ATTENDANCE RECORD & SIGN-IN
Nevada Affordable Housing Assistance Corporation (NAHAC)

Board of Directors

Date & Time of Meeting: March 4, 2026 1:30 PM

NAHAC Directors, Officers, Employees and Contractors (continued)					
Attendee Name	Organization(s) <i>(N/A if none)</i>	Title(s) <i>(N/A if none)</i>	Attended via Phone	Not In Attendance	Signature <i>(In-Person Only)</i>
			<input type="checkbox"/>	<input type="checkbox"/>	
			<input type="checkbox"/>	<input type="checkbox"/>	
			<input type="checkbox"/>	<input type="checkbox"/>	
			<input type="checkbox"/>	<input type="checkbox"/>	
			<input type="checkbox"/>	<input type="checkbox"/>	
			<input type="checkbox"/>	<input type="checkbox"/>	

Members of the General Public				
Attendee Name	Organization(s) <i>(N/A if none)</i>	Title(s) <i>(N/A if none)</i>	Number(s) of agenda item(s) to comment on	Signature





Attend_20260304

Final Audit Report

2026-03-04

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By:	AJ Gavilanes (agavilanes@nahac.org)
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2026-03-04 - 10:01:34 PM GMT
-  Document e-signed by Jeneeah Girma (jmgirma@housing.nv.gov)
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-  Agreement completed.
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