

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 APRIL 9, 2026

The Board of Directors of the Nevada Affordable Housing Assistance Corporation, a Nevada non-profit corporation (“NAHAC”), held a public meeting on April 9, 2026, beginning at 2:00 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 2:03 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
- Micheline Fairbank (Fennemore Law)
- Brian Hardy (Velez & Hardy)
- Melissa Brooks (Velez & Hardy)

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 March 4, 2026, Minutes

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

4. Approval of April 9, 2026, Agenda

Director Johnsen moved to approve Agenda for April 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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5. Items to be Presented for Information and Discussion:

a. February 2026 Financials

Mr. Brian Hardy presented. He noted February was the last full month of files being funded and going forward there would be a significant drop as the program wraps up.

Mr. Hardy reported NAHAC was monitoring lien recoveries and what costs would be through the end of the program as well as recouping some of the cost through that point in time with the goal of funding all qualifying homeowners that applied prior to the closing of the portal. He advised February lien recoveries were one of the lowest months of the last year but added going into March lien recoveries were looking more positive.

Chairwoman Girma inquired if there was an indicator of what future month to month lien recoveries might be. Mr. Hardy responded that while being very conservative, we could generally expect approximately \$170K per month.

Ms. Verise Campbell requested that Item 5(c) be taken out of order.

c. Budget Update

Mr. Hardy reported NAHAC has been closely monitoring costs and anticipating what future costs might be now through the end of the program. NAHAC made a transfer to program funds from administrative funds to provide funding for all remaining qualified homeowners in the pipeline. He advised there is currently a slight shortfall, however, NAHAC is well on target to make up that shortfall as lien recoveries are received.

Mr. Hardy advised the organization is actively working to reduce costs. Historically, NAHAC had averaged between \$160K - \$190K per month in expenditures. Presently, the average is close to \$120K per month.

b. NAHAC Operations

Mrs. Veronica Lewis reported there are only 2 files left in the pipeline which should be finalized within the next two weeks.

Mr. Hardy stated that quarterly compliance reviews conducted by Ellsworth & Stout indicated one remaining finding related to the Information Security and Safeguards Program (ISSP) training policy. Although the compliance reviews conducted by Ellsworth & Stout have concluded, due to the wind down of HAF, Mr. Hardy wanted to reported to the board that revisions to the ISSP document have been completed and the training has been conducted. Therefore, this finding has been resolved.

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

- a. **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, 2026, in an amount not to exceed \$49,050.**

Mr. Hardy presented.

Director Chandra moved to authorize 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, 2026, in an amount not to exceed \$49,050. The Motion was seconded by Director Hastings and approved by unanimous vote.

- b. **Authorization for President/Chairperson to execute an addendum with Velez & Hardy, LLC., for CFO and Controller Services and Compliance Support Services in the amount of \$6,000 per month, not to exceed \$72,000 annually, effective April 1, 2026.**

Ms. Campbell presented.

Director Johnsen moved to authorize President/Chairperson to execute an addendum with Velez & Hardy, LLC., for CFO and Controller Services and Compliance Support Services in the amount of \$6,000 per month, not to exceed \$72,000 annually, effective April 1, 2026. 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 reported that NAHAC had responded to a proposal sponsored by the Nevada Housing Division (NHD) to assist with administration of the Windsor Park Relocation Project. She will keep the board informed.

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

9. **Adjournment.**

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

The meeting adjourned at 2:22 p.m.

Board approval confirmation:

AJ Gavilanes

AJ Gavilanes (Jun 8, 2026 13:40:39 PDT)

AJ Gavilanes,
Corporate Secretary

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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Final Audit Report

2026-06-08

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Transaction ID:	CBJCHBCAABAA-gz3NByVRMtVtBvV-YIzvOntQPeU1pfE

"PubMtgMin_20260409" History








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2026-06-08 - 8:40:42 PM GMT
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2026-06-08 - 8:41:08 PM GMT
-  Signer agavilanes@nahac.org entered name at signing as AJ Gavilanes
2026-06-08 - 8:42:04 PM GMT
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EXHIBIT A

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

ATTENDANCE SHEET

April 9, 2026

(Attached)

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

Board of Directors

Date & Time of Meeting: April 9, 2026 2:00 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 (May 18, 2026 10:13:03 PDT)</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"/>	
Micheline Fairbank	Fennemore Law	Legal Counsel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Brian Hardy	Velez & Hardy, LLC	Financial/Compliance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Melissa Brooks	Velez & Hardy, LLC	Financial/Compliance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
			<input type="checkbox"/>	<input type="checkbox"/>	
			<input type="checkbox"/>	<input type="checkbox"/>	
			<input type="checkbox"/>	<input type="checkbox"/>	

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

Board of Directors

Date & Time of Meeting: April 9, 2026 2:00 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"/>	
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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_20260409

Final Audit Report

2026-05-18

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