

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 MAY 13, 2026

The Board of Directors of the Nevada Affordable Housing Assistance Corporation, a Nevada non-profit corporation (“NAHAC”), held a public meeting on May 13, 2026, beginning at 2:00 p.m. PST at the following location:

Nevada Housing Division, 4th Floor Red Rock 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; 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, and Sharath Chandra (*Nevada Department of Business & Industry, Real Estate Division*) Director

Also present:

- Verise Campbell, Chief Operating Officer/Chief Executive Officer
- Veronica Lewis, Contractor
- AJ Gavilanes, Administrator/Corporate Secretary
- Austin Slaughter (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 April 9, 2026, Minutes

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

4. Approval of May 13, 2026, Agenda

Director Hastings moved to approve Agenda for May 13, 2026, amended to table Item 5(b) and to correct Item 6(d) to reflect the retroactive date of April 18, 2026. The Motion was seconded by Director Johnsen 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. March 2026 Financials

Mr. Brian Hardy presented. He reported that all files in the portal had been decisioned and all approved files had been funded.

b. April 2026 Financials

This item was tabled.

c. NAHAC Operations

Mrs. Veronica Lewis reported the last file was subsequently funded for approximately \$12,700.

Mrs. Lewis shared that an Information Document Request (IDR) from the U.S. Department of the Treasury (Treasury) related to fraud, waste and abuse of files was received on May 4, 2026, with response due by May 18, 2026. She advised the response to the IDR would be addressed timely.

Chairwoman Girma asked whether the request was anticipated as the program was winding down. Ms. Verise Campbell stated that all HAF programs had received the IDR. Mr. Hardy added that NAHAC was compiling the information in the format requested by Treasury and already maintained a log of the requested information under its policies.

Ms. Campbell reminded the Board that it had previously approved an agreement to extend the contract with the current IT vendor, Integrita Systems. However, after several months, NAHAC and Integrita were unable to reach an agreement, and a Request for Proposal (RFP) was issued. NAHAC will keep the Board informed of those efforts.

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

a. Approval to establish and fill new position – Regular Part-Time (less than 30 hours per week) Employee – Hourly/Non-Exempt: Senior Floater – Not to exceed \$35,500 annually.

Ms. Campbell presented.

Director Johnsen moved to approve establishing and filling new position – Regular Part-Time (less than 30 hours per week) Employee – Hourly/Non-Exempt: Senior Floater – Not to exceed \$35,500 annually. The Motion was seconded by Director Hastings and approved by unanimous vote.

b. Approval of job description for Senior Floater.

Ms. Campbell advised this is the corresponding job description for Item 6(a).

Director Hastings moved to approve job description for Senior Floater. The Motion was seconded by Director Johnsen and approved by unanimous vote.

c. Authorization for the President/Chairperson to execute addendum to agreement with BTMC, LLC (dba Braintrust) for Website Hosting and Maintenance for the period of July 1, 2026, through June 30, 2027, for an annual amount not to exceed \$6,600.

Ms. Campbell presented.

Director Johnsen moved to authorize President/Chairperson to execute addendum to agreement with BTMC, LLC (dba Braintrust) for Website Hosting and Maintenance for the period of July 1, 2026, through June 30, 2027, for an annual amount not to exceed \$6,600. The Motion was seconded by Director Hastings and approved by unanimous vote.

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- d. **Authorization for President/Chairperson to execute an Independent Contractor Agreement with David Greg Glover for a month-to-month term in an amount of \$120 per hour, not to exceed \$22,500 for information technology services effective retroactive to April 18, 2026.**
Ms. Campbell presented.

Director Hastings moved to authorize President/Chairperson to execute an Independent Contractor Agreement with David Greg Glover for a month-to-month term in an amount of \$120 per hour, not to exceed \$22,500 for information technology services effective retroactive to April 18, 2026. The Motion was seconded by Director Johnsen and approved by unanimous vote.

- e. **Approval of Automated External Defibrillator (AED) policy.**
Ms. Campbell presented.

Director Johnsen moved to approve Automated External Defibrillator (AED) policy. The Motion was seconded by Director Hastings and approved by unanimous vote.

7. **General Board Comments, Questions, and Items for Future Board Meetings:** None.
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 2:25 p.m.

Board approval confirmation:

AJ Gavilanes

[AJ Gavilanes \(Jun 12, 2026 13:36:54 PDT\)](#)

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

2026-06-12

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By:	AJ Gavilanes (agavilanes@nahac.org)
Status:	Signed
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"PubMtgMin_20260513" History








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2026-06-12 - 8:36:55 PM GMT
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2026-06-12 - 8:37:11 PM GMT
-  Signer agavilanes@nahac.org entered name at signing as AJ Gavilanes
2026-06-12 - 8:37:23 PM GMT
-  Form filled by AJ Gavilanes (agavilanes@nahac.org)
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-  Agreement completed.
2026-06-12 - 8:37:25 PM GMT

EXHIBIT A

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

ATTENDANCE SHEET

May 13, 2026

(Attached)

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

Board of Directors

Date & Time of Meeting: May 13, 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 10:13:21 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 type="checkbox"/>	<input checked="" 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"/>	
Austin Slaughter	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: May 13, 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>
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			<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_20260513

Final Audit Report

2026-05-18

Created:	2026-05-18
By:	AJ Gavilanes (agavilanes@nahac.org)
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