

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 JUNE 12, 2026

The Board of Directors of the Nevada Affordable Housing Assistance Corporation, a Nevada non-profit corporation (“NAHAC”), held a public meeting on June 12, 2026, beginning at 1:00 p.m. PST at the following location:

Nevada Housing Division, 4th Floor Nevada 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 1:04 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; Christine Hess (*Nevada Department of Business & Industry, Housing Division*) Director; 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: None.

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 May 13, 2026, Minutes

Director Chandra moved to approve Minutes for May 13, 2026. The Motion was seconded by Director Johnsen and approved by unanimous vote.

4. Approval of June 12, 2026, Agenda

Secretary Gavilanes requested item 6(a) be tabled.

Director Johnsen moved to approve Agenda for June 12, 2026, as amended. The Motion was seconded by Director Chandra 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. April 2026 Financials**
Mr. Brian Hardy presented.
- b. NAHAC Operations**
Mrs. Veronica Lewis advised she did not have any updates.

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

- a. Authorization for President/Chairperson to execute an agreement between NAHAC and the State of Nevada, Department of Business and Industry, Nevada Housing Division, to administer the Windsor Park Exchange Program (Senate Bill 450 and Senate Bill 6 – Windsor Park Environmental Justice Act) in an amount not to exceed \$465,000.**

This item was tabled.

- b. Authorization for President/Chairperson to bind coverage with Central Mutual Insurance Company for annual General Liability/Business Personal Property commencing on June 18, 2026, in an amount not to exceed \$1,003.**

Ms. Verise Campbell presented.

Director Johnsen moved to authorize President/Chairperson to bind coverage with Central Mutual Insurance Company for annual General Liability/Business Personal Property commencing on June 18, 2026, in an amount not to exceed \$1,003. The Motion was seconded by Director Chandra and approved by unanimous vote.

- c. Increase wage for current Customer Service Lead to \$24.00 per hour (\$49,920 annually) effective June 22, 2026.**

Ms. Campbell presented.

Director Hess moved to approve increase of wage for current Customer Service Lead to \$24.00 per hour (\$49,920 annually) effective June 22, 2026. The Motion was seconded by Director Johnsen and approved by unanimous vote.

- #### **7. General Board Comments, Questions, and Items for Future Board Meetings:** Ms. Campbell advised the following Item will appear on a future agenda: **Authorization for President/Chairperson to execute an agreement between NAHAC and the State of Nevada, Department of Business and Industry, Nevada Housing Division, to administer the Windsor Park Exchange Program (Senate Bill 450 and Senate Bill 6 – Windsor Park Environmental Justice Act) in an amount not to exceed \$465,000.**

Additionally, another insurance item will also be included as a future Agenda Item.

- #### **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 Hess.

The meeting adjourned at 1:15 p.m.

Board approval confirmation:

AJ Gavilanes

AJ Gavilanes (Jun 29, 2026 12:17:56 PDT)

AJ Gavilanes,
Corporate Secretary

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Final Audit Report

2026-06-29

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Status:	Signed
Transaction ID:	CBJCHBCAABAAhQLbqLX41XeDCJvBGeHE9PRLcNr5IQrw

"PubMtgMin_20260612" History








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-  Signer agavilanes@nahac.org entered name at signing as AJ Gavilanes
2026-06-29 - 7:18:58 PM GMT
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EXHIBIT A

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

ATTENDANCE SHEET

June 12, 2026

(Attached)

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

Board of Directors

Date & Time of Meeting: June 12, 2026, 1:00 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 (Jun 12, 2026 14:16:24 PDT)</small>
Christine Hess	Nevada Housing Division / NAHAC Board of Directors	Chief Financial Officer / NHD Director	<input checked="" type="checkbox"/>	<input 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: June 12, 2026, 1:00 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_20260612

Final Audit Report

2026-06-12

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2026-06-12 - 8:32:15 PM GMT
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