

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 29, 2026

The Board of Directors of the Nevada Affordable Housing Assistance Corporation, a Nevada non-profit corporation (“NAHAC”), held a public meeting on June 29, 2026, beginning at 10:30 a.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 10:47 a.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; 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
- Micheline Fairbank (Fennemore Law)
- Brian Hardy (Velez & Hardy)
- Melissa Brooks (Velez & Hardy)
- Anne Wayman (Alera Group)

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 June 12, 2026, Minutes

Director Johnsen moved to approve Minutes for June 12, 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 June 29, 2026, Agenda

Chairwoman Girma motioned to take agenda items out of order. Secretary Gavilanes requested to table agenda item 6(c).

Secretary Gavilanes inquired with Legal Counsel Micheline Fairbank regarding voting clarification of this agenda item.

Director Hastings moved to approve Agenda for June 29, 2026 with flexibility and tabling of agenda item 6(c). The Motion was seconded by Director Johnsen and approved by unanimous vote.

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

b. Authorization for President/Chairperson to bind renewal coverage with RSUI Indemnity Company for annual Directors & Officers Liability commencing on July 1, 2026, in an amount not to exceed \$22,030.

Ms. Anne Wayman advised the \$100K retention amount for the Employment Practices Liability and Third Party Liability Coverage (portion of the Non-Profit Organization Management Liability Policy, which also contains the Directors & Officers Liability coverage) may be reduced at a higher premium.

Ms. Verise Campbell inquired if NAHAC bound coverage today in the originally quoted amount, could the retention rate be reduced at an increased premium after the fact. Ms. Wayman replied in the affirmative.

Ms. Campbell recommended the Board approve the agenda item as listed since the policy is due to renew July 1, 2026. Ms. Campbell will follow up with Ms. Wayman and report any updates back to the Board.

Director Hastings moved to authorize President/Chairperson to bind renewal coverage with RSUI Indemnity Company for annual Directors & Officers Liability commencing on July 1, 2026, in an amount not to exceed \$22,030. The Motion was seconded by Director Johnsen and approved by unanimous vote.

5. Items to be Presented for Information and Discussion:

a. NAHAC Operations

Mrs. Veronica Lewis reported the HAF closeout target date is July 31, 2026, which is considered to be an early closure defined by U.S. Treasury Guidance. Mrs. Lewis advised a HAF Final Report and Quarterly Report are in draft.

Mr. Brian Hardy and Ms. Campbell commented that the annual audit may extend the HAF program closing date due to the timing of the annual audit. They will keep the Board updated.

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

- a. Authorization for a one-time deviation from the existing budget policy and an extension of the FY 2027 budget adoption to July 31, 2026.**

Mr. Hardy advised policy is to have the new fiscal year budget approved by end of June. The budget is drafted, however, the budget cannot be finalized until the completion of negotiations regarding the Windsor Park Exchange Program agreement.

Director Hastings moved to authorize a one-time deviation from the existing budget policy and an extension of the FY 2027 budget adoption to July 31, 2026. The Motion was seconded by Director Johnsen and approved by unanimous vote.

- c. 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.

- d. Approval to establish and fill new position – Regular Part-Time (less than 30 hours per week) Employee – Hourly/Non-Exempt: Floater – Not to exceed \$39,811.20 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: Floater – Not to exceed \$39,811.20 annually. 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 an agenda item regarding office space will come to the Board on a future agenda.

- 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 11:12 a.m.

Board approval confirmation:

AJ Gavilanes

AJ Gavilanes (Jul 16, 2026 09:25:28 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

2026-07-16

Created:	2026-07-16
By:	AJ Gavilanes (agavilanes@nahac.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAA0L2gGUhGYXMe76jOe0KrO499vEzF1cku

"PubMtgMin_20260629" 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
2026-07-16 - 4:25:31 PM GMT
-  Email viewed by agavilanes@nahac.org
2026-07-16 - 4:25:54 PM GMT
-  Signer agavilanes@nahac.org entered name at signing as AJ Gavilanes
2026-07-16 - 4:26:09 PM GMT
-  Form filled by AJ Gavilanes (agavilanes@nahac.org)
Form filling Date: 2026-07-16 - 4:26:11 PM GMT - Time Source: server
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EXHIBIT A

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

ATTENDANCE SHEET

June 29, 2026

(Attached)

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

Board of Directors

Date & Time of Meeting: June 29, 2026 10:30 AM

NAHAC Directors, Officers, Employees and Contractors					
Attendee Name	Organization(s) (N/A if none)	Title(s) (N/A if none)	Attended via Phone	Not In Attendance	Signature (In-Person Only)
Jeneeah (Nia) M. Girma	Nevada Housing Division / NAHAC Board of Directors	Affordable Housing Advocate / NHD Director & President, Chairperson	☐	☐	<i>Jeneeah Girma</i> Jeneeah Girma (Jun 29, 2026 13:09:03 PDT)
Christine Hess	Nevada Housing Division / NAHAC Board of Directors	Chief Financial Officer / NHD Director	☐	☒	
Sharath Chandra	Nevada Real Estate Division / NAHAC Board of Directors	Administrator / Nevada Bus. & Industry Director	☐	☒	
Rande Johnsen	NAHAC Board of Directors	Independent Director, Vice President & Vice Chairperson	☒	☐	
Jim Hastings	NAHAC Board of Directors	Independent Director, Treasurer	☒	☐	
Verise V. Campbell	NAHAC	Chief Executive Officer, Chief Operating Officer	☒	☐	
Veronica Lewis	NAHAC	Senior Operations Consultant	☒	☐	
A.J. Gavilanes	NAHAC	Administrator / Corporate Secretary	☒	☐	
Micheline Fairbank	Fennemore Law	Legal Counsel	☒	☐	
Brian Hardy	Velez & Hardy, LLC	Financial/Compliance	☒	☐	
Melissa Brooks	Velez & Hardy, LLC	Financial/Compliance	☒	☐	
Anne Wayman	Alera Group	Insurance	☒	☐	
			☐	☐	
			☐	☐	

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

Board of Directors

Date & Time of Meeting: June 29, 2026 10:30 AM

NAHAC Directors, Officers, Employees and Contractors (continued)					
Attendee Name	Organization(s) (N/A if none)	Title(s) (N/A if none)	Attended via Phone	Not In Attendance	Signature (In-Person Only)
			☐	☐	
			☐	☐	
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Members of the General Public				
Attendee Name	Organization(s) (N/A if none)	Title(s) (N/A if none)	Number(s) of agenda item(s) to comment on	Signature

Attend_20260629

Final Audit Report

2026-06-29

Created:	2026-06-29
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"Attend_20260629" History



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