



Home Means Nevada, Inc.

*A Non-Profit Entity Established by the
State of Nevada, Department of Business and Industry*

Board of Directors

*President – Shannon Chambers
Vice-President– Perry Faigin
Board Member– Jennifer Yim
Board Member – John McCormick
Board Member – Verise Campbell*

**Home Means Nevada, Inc.
Board of Directors Public Meeting
Thursday, February 25, 2021, at 9:30 a.m.**

MEETING MINUTES

1. Call to order, Roll call

Shannon Chambers, President, called the meeting to order at approximately 9:30 a.m. Roll Call and Quorum.

The following were in attendance:

Shannon Chambers, President (By Telephone)
Perry Faigin, Vice President (VP)/Treasurer, (By Telephone)
Jennifer Yim, Board Member (By Telephone)
John McCormick, Board Member (By Telephone)
Verise Campbell, Board Member (By Telephone)
Michelle Crumby, Operations Manager (By Telephone)
Lana Smith, Operations Assistant (By Telephone)
Cynthia Ravenholt, Operations Assistant (By Telephone)

2. Public Comment

There was no public comment.

3. “For Discussion and Possible Action” Approval of Minutes from September 29, 2020.

Perry Faigin, Vice President, made a motion to approve the minutes as written. Jennifer Yim, Board Member, seconded the motion. The motion passed unanimously without further discussion on the motion.

4. Update on Board of Directors - Board Member Changes and Appointments

Shannon Chambers, President, presented this item. Ms. Chambers informed the Board that Board Member, Robin Sweet, had retired. John McCormick, Assistant Court Administrator, Supreme Court of Nevada, Administrative Office of the Courts, has been appointed to replace Ms. Sweet. Verise Campbell made a motion to approve the appointment. Perry Faigin, Vice President, seconded the motion. The motion passed unanimously without further discussion on the motion.

5. Update on Program Statistics *President, Shannon Chambers, and Operations Manager, Michelle Crumby, Home Means Nevada, Inc.*

The following statistics were provided.

For the period covering October 1, 2020, through December 31, 2020, there were 378 Notice of Defaults (NOD's) filed; 284 in Clark County and 30 in Washoe County. The total NOD's filed for fiscal year 2020 so far is 536. During this same period, Home Means Nevada, Inc. (HMN) issued 264 certificates to proceed with foreclosure based on failure to file a petition or completed mediations. There were 25 court orders directing HMN as follows: 15 directed HMN to issue a certificate to proceed with foreclosure; and 10 directed HMN not to issue a certificate.

From October 1, 2020, to December 31, 2020, there were 27 petitions filed with HMN to participate in the Foreclosure Mediation Program.

6. Update on Indisoft Foreclosure Mediation Portal, The Homeowner Connect Self-Service Portal and Home Retention Program and Housing Advocacy Platform, and The Renter Connect *President, Shannon Chambers, and Operations Manager, Michelle Crumby, Home Means Nevada, Inc.*

Shannon Chambers, President, presented this item. Ms. Chambers provided information on the successful launch and implementation of "The Homeowner Connect" (THOC) portal in September 2020. THOC provides a one-stop portal/platform where homeowners can interact with a Certified Housing and Urban Development Counselor (HUD Counselor) on issues related to forbearance, foreclosure, and other issues. The interactions are all documented in THOC and the mortgage servicer can then interact and contact the homeowner through THOC. Because of the moratorium on foreclosures at the federal level the number of foreclosures has decreased, and the forbearance period has been extended. If the moratorium on foreclosures lifts at the end of September 2021, it is expected that the amount of NOD filings will increase, and more homeowners will be participating in THOC.

Ms. Chambers provided additional information on "The Renter Connect," which had to be implemented and set up quickly to provide a portal/platform for the Rental Eviction Mediation Program. Senate Bill 1, passed during the 32nd Special Session of the Nevada Legislature (2020), implemented a temporary Rental Eviction Mediation Program.

<https://www.leg.state.nv.us/App/NELIS/REL/32nd2020Special/Bill/7139/Text>

HMN was named the Administrator of the Rental Eviction Mediation Program by the Supreme Court of Nevada in October 2020. The Renter Connect launched in October 2020 and has provided a website and interactive portal where tenants, landlords, courts, attorneys, and mediators, can go to enter cases and obtain information on rental assistance and other resources. The roll-out of The Renter Connect was positive and relatively smooth despite this being a new program with a few minor issues that were addressed along the way. HMN will continue to work with all stakeholders on The Renter Connect and the Rental Eviction Mediation Program.

7. “For Discussion and Possible Action” Approval of Revisions to Home Means Nevada, Inc. Policies and Procedures to add “The Renter Connect” and Rental Eviction Mediation Program as a Program. *Shannon Chambers, Home Means Nevada, Inc.*

Shannon Chambers, President, presented this item. Ms. Chambers informed the Board that the current HMN Policies and Procedures have the Foreclosure Mediation Program listed as the program that HMN is responsible for. Because HMN was appointed as the Administrator of the Rental Eviction Mediation Program by the Supreme Court of Nevada in October 2020, the Rental Eviction Mediation Program needed to be added to the HMN Policies and Procedures as another program that HMN is responsible for.

Perry Faigin, Vice President, made a motion to add the Rental Eviction Mediation Program to the HMN Policies and Procedures as another program that HMN is responsible for. Yennifer Yim, Board Member, and Verise Campbell, Board Member, seconded the motion. The motion passed unanimously without further discussion on the motion.

8. “For Discussion and Possible Action” Legislative Update. *President, Shannon Chambers, Home Means Nevada Inc. and Colleen Platt, Legal Counsel, for Home Means Nevada Inc.*

Shannon Chambers, President, presented this item. Ms. Chambers informed the Board that the 81st Regular Session of the Nevada Legislature (2021) started the first week of February 2021. Because of the COVID-19 public health emergency, all meetings were currently virtual or by phone. Ms. Chambers notified the Board that so far, there did not seem to be many bills dealing with foreclosures, but that there were several bills that dealt with the eviction process and that it was still early in the Legislative Session.

9. “For Discussion and Possible Action” Litigation Update. *President, Shannon Chambers, Home Means Nevada Inc. and Colleen Platt, Legal Counsel, for Home Means Nevada Inc.*

Shannon Chambers, President, presented this item and informed the Board that the lawsuit that was pending in the Supreme Court of Nevada had been dismissed in favor of HMN. No other updates or cases were provided and/or pending.

10. Public Comment

There was no public comment.

11. Adjournment

The meeting was adjourned at 10:01 a.m.