**Home Means Nevada, Inc.**

**Board of Directors Public Meeting**

**Monday, July 26, 2021, at 9:30 a.m.**

**MEETING MINUTES**

1. **Call to order and 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 February 25, 2021.**

Verise Campbell, Board Member, made a motion to approve the minutes as written. Perry Faigin, Vice President, seconded the motion. The motion was approved unanimously without further discussion on the motion.

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

Michelle Crumby, Operations Manager, provided the following Home Means Nevada, Inc. (HMN) program numbers for the period covering January 1, 2021, to March 31, 2021. During this period there were 307 Notice of Defaults (NOD’s) filed. To date, there have been 843 NOD’s filed. During this same period, there were 28 Petitions to Participate in the Foreclosure Mediation Program filed, and 24 cases were completed through the Foreclosure Mediation Program. HMN received court orders on 24 cases; 12 ordered a Foreclosure Mediation Certificate to be issued and 12 ordered no certificate to be issued. HMN issued 239 Foreclosure Mediation Certificates during this same period.

**5. “For Discussion and Possible Action” Update on Foreclosure Mediation Program** *President, Shannon Chambers, and Operations Manager, Michelle Crumby, Home Means Nevada, Inc.*

President, Shannon Chambers, presented this item and informed the Board Members that the Federal Forbearance Programs and moratoriums on foreclosures have resulted in a decrease in the number of NOD’s being file, which impacts the NOD fees being deposited into the Account for Foreclosure Mediation Assistance.

Vice President, Perry Faigin, asked if any of the federal relief funds or American Rescue Plan (ARP) funds could be used to fund the Foreclosure Mediation Program going forward. Ms. Chambers commented that she was working on that and reviewing all available funding options. Ms. Chambers will continue to keep the Board Members updated on this issue.

Board Member, Verise Campbell, graciously offered to work with HMN on continuing and maintaining the Foreclosure Mediation Program and Ms. Chambers agreed that HMN would work with the Nevada Affordable Housing Corporation (NAHAC) on this issue going forward.

**6. “For Discussion and Possible Action” Update on Rental Eviction Mediation Program.** *Shannon Chambers, Home Means Nevada, Inc.*

President, Shannon Chambers, presented this item. Ms. Chambers noted that the State of Nevada eviction moratorium lifted on May 31, 2021, and that the Federal Centers for Disease Control (CDC) eviction moratorium was scheduled to lift on July 31, 2021.

Since the lifting of the State of Nevada eviction moratorium, 790 cases had been referred through HMN for mediation. The majority in Clark County. HMN is working with Clark County and Legal Aid to process those cases and connect the rental assistance piece to the mediation piece. The mediators can work with Clark County and can contact CHAPS to expedite rental assistance applications where an eviction complaint has already been filed in court and a court hearing is pending. In many cases, tenants have already left the property, cannot be located, or do not show up for mediation. Those situations may result in an eviction going forward. Board Member, John McCormick, noted that the funding to pay the mediators will continue through December 31, 2021.

**7. “For Discussion and Possible Action” Legislative Update on**

**Assembly Bill 141 and Assembly Bill 486.** *President, Shannon Chambers, Home Means Nevada Inc. and Colleen Platt, Legal Counsel, for Home Means Nevada Inc.*

President, Shannon Chambers, presented this item. Assembly Bill (AB) 141 passed during the 81st Regular Session of the Nevada Legislature (2021) provides authority for the courts to seal evictions in certain cases if an eviction was granted during the COVID-19 public health emergency and because of the COVID-19 public health emergency.

Assembly Bill 486 passed during the 81st Regular Session of the Nevada Legislature (2021) continued the Rental Eviction Mediation Program through June of 2023, depending upon funding. AB 486 established a Landlord Rental Assistance Program as a last resort if the tenant has not applied for rental assistance or is not eligible for rental assistance. Rental assistance still flows through the tenant first. Funding is still being worked out and $5 million dollars was the amount noted in AB 486. The funding will go to the counties/social services agencies for this program.

Board Member, John McCormick, informed the Board Members that the Supreme Court of Nevada is still reviewing how AB 486 will impact the processing of eviction cases in the courts and that the Rental Eviction Mediation Program may end and/or expire if funding for the Rental Eviction Mediation Program is not found or does not continue into 2022/2023.

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

President, Shannon Chambers, presented this item and informed the Board Members that there was no active litigation pending with and/or against HMN.

**9. Public Comment**

There was no public comment.

**10. Adjournment.**

The meeting was adjourned at 10:08 a.m.