



# 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 – Robin Sweet  
Board Member – Verise Campbell*

December 1, 2021

Ms. Madison Ryan – Program Analyst  
Fiscal Analysis Division - Legislative Counsel Bureau  
401 S. Carson Street  
Carson City, Nevada 89701

**Re: Home Means Nevada, Inc. – Annual Report**

Dear Ms. Ryan:

Pursuant to Nevada Revised Statutes (NRS) section 107.086 subsection 17, Home Means Nevada, Inc. (HMN) submits the following Annual Report. The annual outside audit and tax return of HMN are included.

### **PROGRAM STATISTICS**

For the period covering fiscal year (FY) July 1, 2020, through June 30, 2021, there were 1,080 notices of defaults (NOD/NODs) filed (see attached); with 807 in Clark County and 103 in Washoe County. In the previous FY there were 2,756 NODs filed. The decrease in notice of defaults filed in FY 2020/2021 is likely due to the moratorium(s) on foreclosures at the State and federal level because of the COVID-19 public health emergency. The chart below contains the numbers for the Foreclosure Mediation Program in FY 2020/2021.

<b>HMN Program Numbers for Foreclosure Mediation Program (FMP) 7/1/2020 through 6/30/2021</b>	
<b>Petitions to participate in FMP received by HMN</b>	<b>66</b>
<b>Certificates to proceed with foreclosure issued by HMN</b>	<b>800</b>
Waiver	0
* Mediation complete (please see below)	76
No Petition to participate in FMP received by HMN	724
<b>Mediation petition cases completed and order from court received by HMN</b>	<b>176</b>
No Certificate Issued = Mediation agreement reached, or Court Order/ Mediation instructed HMN not to issue a Certificate	80
No Certificate Issued = Petition Dismissed-Ineligible, Bankruptcy, or NOD Rescinded	11
Certificate Issued = Court Order/No Agreement	68
Certificate Issued = Parties agreed certificate to issue at future date	8

Once the moratoriums on foreclosures are fully lifted at the State and federal level, it is expected that the filing of notice of defaults will increase in 2022. HMN will continue to monitor and report on the status of notice of default filings going forward.

### **RENTAL EVICTION MEDIATION PROGRAM AND ASSEMBLY BILL 486 (2021)**

On October 14, 2020, HMN was named the Administrator of the Temporary Residential Summary Eviction Program by the Supreme Court of the State of Nevada. Senate Bill 1 passed during the 32<sup>nd</sup> Special Session of the Nevada Legislature (2020) enacted certain provisions for a mediation program related to rental evictions, known as the “Rental Eviction Mediation Program.”

HMN rapidly created and developed “The Renter Connect” with the assistance of various stakeholders including, the Supreme Court of the State of Nevada, Legal Aid, and other agencies/entities that handle and provide assistance on eviction issues. The Renter Connect can be accessed at the following link: <https://therenterconnect.org>. From October 15, 2020, through December 31, 2020, there were 1,349 cases sent to HMN through the Rental Eviction Mediation Program.

Assembly Bill (AB) 486 passed during the 81<sup>st</sup> Regular Session of the Nevada Legislature extended the Rental Eviction Mediation Program through June 5, 2023. AB 486 applies to all nonpayment of rent notices served under NRS 40.253, 40.2512, and 118B.200 as well as eviction notices under NRS 40.254 (summary evictions other than nonpayment) where rental deficiencies exist. Evictions relating to nuisance, commercial property, and the sale of property after foreclosure are not included under the bill. On June 25, 2021, the Supreme Court of the State of Nevada extended the rules governing the Rental Eviction Mediation Program through June 5, 2023. The legal changes provided by AB486 remain in place until June 5, 2023, and the Rental Eviction Mediation Program will continue until the same date, or until the program no longer has funding, whichever is earlier. This date does allow the Nevada legislature to consider extending and/or adjusting these laws if deemed necessary during the 2023 legislative session and/or any other special sessions.

AB 486 required HMN to create an electronic form for a Landlord Rental Assistance Program. HMN implemented this form, and it went live on August 1, 2021. Please see the link below. <https://therenterconnect.org/LandlordRenterResources.html> In addition, HMN created “Frequently Asked Questions” and a flow chart for the Landlord Rental Assistance Program (see attached).

At various points in 2021, moratoriums on evictions were lifted at the State and federal level. This resulted in an increase in eviction cases being sent to HMN for assignment to mediators participating in the Rental Eviction Mediation Program. During the period covering January 1, 2021, through October 31, 2021, there were 3,356 cases sent to HMN. The majority of those were in Clark County with 2,767 being sent from the Las Vegas Justice Court.

HMN still has only three full-time staff and will continue to work with all stakeholders involved in the Rental Eviction Mediation Program to process cases involving eviction proceedings that may be eligible for the Rental Eviction Mediation Program pursuant to AB 486 and under the Supreme Court of Nevada Rules for the Rental Eviction Mediation Program.

## **THE HOMEOWNER CONNECT**

HMN built upon the existing Foreclosure Mediation Portal and added “The Homeowner Connect” (THOC) as part of its ongoing efforts related to home retention and the Foreclosure Mediation Program. THOC can be accessed through the HMN website at <http://www.homemnv.org/> and the links below. (Please also see the attached).

THOC offers enhanced features for Nevada homeowners and consumers on the steps that can occur prior to the Foreclosure Mediation Program, notably the COVID-19 forbearance and other federal relief programs. It provides information to homeowners and consumers from experienced staff, such as housing counselors and regulators, that went through the prior mortgage crisis. THOC can be accessed at <https://thehomeownerconnect.org/nevada> and includes:

- ❑ A free self-service portal, that will assist and provide information to homeowners and consumers and allow mortgage servicers to assist and interact with homeowners and consumers through the portal and exchange documents through the portal. <https://thehomeownerconnect.org/nevada>
- ❑ On-demand assistance by Housing and Urban Development (HUD)-certified non-profit Housing Counselors.
- ❑ Participating mortgage servicers agree to Standards of Conduct for responsiveness and transparency.
- ❑ An end-to-end audit trail that will document interactions between homeowners and consumers and mortgage servicers, that can also record and document potential mortgage servicer issues and the transfer of loans to different mortgage servicers.

If you have any questions or concerns, please do not hesitate to contact me at your earliest opportunity at (775) 684-1891.

Sincerely,



Shannon M. Chambers -President  
Home Means Nevada, Inc.