



Home Means Nevada, Inc.

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

*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
November 18, 2021, at 9:30 A.M.
Meeting Location: Teleconference
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)
John McCormick, Board Member (By Telephone)
Michelle Crumby, Operations Manager (By Telephone)
Lana Smith, Project Assistant (By Telephone)
Cynthia Ravenholt, Project Assistant (By Telephone)

2. Public Comment.

There was no public comment.

3. “For Discussion and Possible Action” Approval of Minutes from July 26, 2021.

Perry Faigin, Vice President, made a motion to approve the minutes as written. The motion was seconded by John McCormick, Board Member. There was no discussion on the motion, and it passed unanimously.

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

Shannon Chambers, President, presented this item. Ms. Chambers noted that the number of Notice of Defaults (NOD’s) have decreased because of moratoriums on foreclosures, federal forbearance programs, and homeowners with better equity and resources. Ms. Chambers informed the members of the Board that additional funding to continue the Foreclosure Mediation Program (FMP) would be looked at, but that at some point the legislature may need to review the FMP to determine if it should continue.

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

Shannon Chambers, President, presented this item. Ms. Chambers provided information about the Rental Eviction Mediation Program that was started in October 2020, when Home Means Nevada, Inc., (HMN) was appointed as the Administrator of the Rental Eviction Mediation Program. The Rental Eviction Mediation Program was continued with the passage of Assembly Bill 486 during the 81st Regular Session of the Nevada Legislature (2021). Based on funding, the Rental Eviction Mediation Program will continue through June 5, 2023. HMN will take over payments to the mediators in January 2021.

Through October 2021, there were 4,705, mediation cases sent to HMN, with the majority coming from Clark County. It is expected that eviction cases will still run 400 to 500 per month. Feedback from mediators is that rental assistance applications in some jurisdictions are still taking 6 to 8 weeks to process, and there is a possibility for an increase in eviction cases in early 2022 when some tenants will have received the maximum 12 to 15 months of rental assistance.

The Assembly Bill 486 landlord rental assistance program form was fully implemented by HMN on August 1, 2021, and landlords can submit the form online to be submitted to the social services agency for review. So far, over 90 forms have been submitted.

John McCormick, Board Member, provided information about the work of the Supreme Court of Nevada and the Administrative Office of the Courts in the Rental Eviction Mediation Program and the processing of mediator payments and the volume they have seen. The Rental Eviction Mediation Program is likely to continue through 2022/2023 based on the current unemployment rates and issues related to housing affordability in the State of Nevada.

6. “For Discussion and Possible Action” Approval of 2021 Audit and Financial Statement and 2021 Tax Return.

President, Shannon Chambers, Home Means Nevada, Inc.

The 2021 Annual Outside Audit and Financial Statement and 2021 Tax Return were presented to the Board. No adverse issues were identified.

A motion to approve the 2021 Annual Outside Audit and Financial Statement and 2021 Tax Return was made by John McCormick, Board Member. The motion was seconded by Perry Faigin, Vice President. There was no discussion on the motion, and it passed unanimously.

7. Public Comment

There was no public comment.

8. Adjournment.

The meeting was adjourned at 9:54 a.m.