

Notice of Public Meeting
of the
Nevada Rural Housing Authority Board of Commissioners

The Nevada Rural Housing Authority ("NRHA") Board of Commissioners will conduct a public meeting on April 20, 2017 beginning at 10:00am by teleconference at (888) 585-9008; Participants need to enter 357186700 to join the conference call.

NOTICE

1. Items may be taken out of order;
2. Two or more items may be combined;
3. Items may be removed from the agenda or delayed at any time;
4. Public comment is limited to 3 minutes per person. Comment cannot be restricted based on viewpoint.

Reasonable efforts will be made to assist and accommodate physically handicapped persons desiring to attend the meeting. Please call the number listed in advance so that arrangements for attendance may be made, (775) 887-1795.

Public comment is limited to 3 minutes per person.

MINUTES

1. **Call to Order and Roll Call**

Meeting called to order at 10:00am on April 20, 2017.

Board member attendees: Rose Cook (in-person), Roger Mancebo and Willis Swan (via telephone). Joni Eastley is absent.

In attendance from NRHA: Gary Longaker, William Brewer, Tammy Lancaster, Stacey Sept, Ernie Adler, and Sherry Wood (in-person).

2. **Pledge of Allegiance**

3. **Public comment and discussion:** No Public Comment, move to next item on agenda.

4. ***For Possible Action*: Approval of minutes from prior meetings:**

a) Board Meeting Minutes from March 16, 2017

Mancebo moves to approve board meeting minutes for March 16, 2017; Swan seconds; motion carries unanimously.

5. ***For Possible Action*:** Approval of the Grant Management Manual – April 2017

Lancaster presents the Grant Management Manual. She states this is a step in our goal of expanding our overall financial policies. This is an all-encompassing manual that addresses all steps of our grant entry, maintenance and closure. The only thing that might be modified in the future is the definition of programmatic versus financial or fiscal reporting.

Cook questions the heavy emphasis on the finance end. Lancaster states this is a fiscal policy primarily explaining all grant administration steps.

Cook asks Brewer and Longaker what they think.

Brewer supports this manual. Only change he has is on page 4 with the mission statement at the top which should say “Affordable Housing Opportunities”. Lancaster agrees they will make the modification.

Longaker agrees with Brewer.

Swan moves to approve with the change on page 4 to state in the mission statement “Affordable Housing Opportunities”; Mancebo seconds; motion carries unanimously.

6. ***For Discussion and Possible Action*:** NRHA Signing Authority Policy

Mancebo moves to approve the NRHA Signing Authority Policy; Swan seconds; motion carries unanimously.

7. **For Discussion:** Updates from Executive Director

a) Operational Update – There are no updates

8. **For Discussion:** Updates from Deputy Director

a) Recruiting efforts for Director of Community Development Group

Brewer asks Sept to update board on the efforts to recruit Director of Community Development Group. Sept states we have interviewed 4 applicants. We have one perspective candidate, Brenda Thomas who coming in on Monday to meet with the team in person. We also have a candidate they are interviewing on Friday afternoon, Keith. We are pushing our postings out to our partner groups. She has postings out with PHADA, NAHRO and other partner organizations, as well as, APA in the Northern Nevada and Northern California sectors. We are trying to get as many free avenues as we can. If we do not find a candidate in the next few months, we will consider using a firm to help us.

Longaker states that Cook has referred a number of folks to us.

b) Selection efforts for new Health Insurance Provider – Sept states that Prominence is dropping our current plan. We are looking into other healthcare providers. Currently the most feasible option is the Hometown Health Option. However, we are going to wait to see what Prominence comes out with for renewal for NRHA. We are not making decision until May 1, 2017. NRHA is continuing to pay for our employees at 100% and will possibly be in our budget.

c) Implementation of new work schedule; change of work-week to begin at noon Fridays – Sept states that there is a change in our policy and we are offering our employees a blend of 3 different types of work schedules. She explains the schedule. This will help our employees balance their time between work and home. This will start at beginning of Fiscal Year – July 1, 2017.

Mancebo comments that he has never seen it work before. He is wondering if it will create a hardship on the agency.

Brewer states that this is the same schedule that almost all Federal Office run under. It is called a compressed work schedule. Allows the employee have 1 day off every other week.

Sept states it will be based on manager determination. It will have to work for department and organization. An employee can request it, but it does not mean they will be granted that schedule.

Cook states that this is a great program, but what she has encountered is people trading days and it got cumbersome for department head and human resources.

Longaker, Brewer and Sept states we are not trading days.

d) NRHA has been named as a Best Places to Work Finalist (third year running!)

Sept states that we are a finalist for Best Places to Work this year. She gives date, time and location. We have 5 attendees this year. She invites the board.

- e) NRHA is the recipient of this year's NALHFA HOME Excellence Award
Brewer states that we are the recipient of the NALHFA HOME Excellence Award. We will receive at the upcoming NALHFA conference. This is for the Richard's Crossing project. He asks who will pick up award? Longaker states that Chair and Vice Chair should receive. It is decided that Cook and Mancebo will receive the award.
- f) We are watching and providing testimony on SB5, SB183 and SB417

Brewer states we are watching SB5 proposed by League of Cities that as currently amended would modify the structure of the advisory committee for the Private Activity Bond Cap. Right now it is truly advisory with the exception that the Director of BNI has all the decision making authority over that \$300 million in Private Activity Bond Cap. This bill would change that so the committee would have decision making authority. It would also define the composition of the committee more broadly based so they are not mostly BNI employees.

SB183 was proposed by Senator Parks from Las Vegas. His target was primarily Southern Nevada Regional Housing Authority. It unfortunately targeted all housing authorities in Nevada. It would have made all housing authorities compliant with local government requirements for budgeting and auditing. That is fine if you report to government. It would be extremely onerous for us. He amended his bill to require that only in counties of 700,000 or more and has changed the bill to change the composition of board to include elected officials from that area.

SB417 – Proposed by Senator Spearman from Las Vegas to mimic the family self-sufficiency services provided through HUD designation and funded through HUD. We proposed a substantial amendment that would not only make it workable and would provide funding to us should the bill pass.

9. **Date of next meeting:**

- a) Telephonic Meeting - May 18, 2017 at 10:00 am

10. **Public comment and discussion:**

- 11. **Adjournment:** Swan moves to adjourn meeting; Mancebo seconds; motion carries unanimously. Cook adjourned the meeting at 10:32am

Members of the public can request copies of the supporting material for the meeting by contacting Sherry Wood at (775) 887-1795 ext. 129 or email swood@nvrural.org.

This Agenda has been posted at the following locations:

NRHA Website Home Page, under Events: www.nvrural.org

Nevada Public Notice Website: <https://notice.nv.gov/>

Government: Special Districts

Entity: Nevada Rural Housing Authority

Public Entity: Nevada Rural Housing Authority

NRHA Main Office: 3695 Desatoya Drive, Carson City, NV. 89701

NRHA Las Vegas Office: 3685 Pecos-McLeod, Las Vegas, NV 89121

Weststates Property Management: 106 W. Front St., Elko, NV. 89801