

**Michigan State Housing Development Authority
Minutes of Authority Meeting
March 18, 2021 – 10:00 a.m.**

**Regular Meeting held via Microsoft Teams accordance with Public Act 228 of 2020
amending Section 3 (MCL 15.263) of the “Open Meetings Act” (1976 PA 677)**

AUTHORITY MEMBERS PRESENT AND LOCATION:

Susan Corbin, Petoskey, Emmet County, Michigan
Carl English, Village of Bingham Farms, Oakland County, Michigan
Rachael Eubanks, East Lansing, Ingham County, Michigan
Tyrone Hamilton, Belleville, Wayne County, Michigan
Deb Muchmore, Naples, Collier County, Florida

AUTHORITY MEMBERS ABSENT:

Regina Bell
Jennifer Grau

OTHERS PRESENT VIA MICROSOFT TEAMS:

Gary Heidel, Acting Executive Director
Maria Ostrander, Executive
Clarence Stone, Legal Affairs
Richard Norton, Legal Affairs
Lisa Ward, Legal Affairs
Mary Cook, Operations
Justin Wieber, Asset Management
Daphne Wells, Operations
Katie Bach, Communications
Tiffany King, Executive
Samuel Buchalter, Executive
Tonya Young, Neighborhood Housing Initiatives
Odessa Carson, Office of Equity and Engagement
Haywood Edwards, Office of Equity and Engagement
Karen Gagnon, Office of Equity and Engagement
Sherry Hicks, Operations
Jeffrey Sykes, Finance
Troy Thelen, Asset Management
Mary Townley, Homeownership
John Hundt, Rental Development
Chad Benson, Rental Development
Kelly Rose, Rental Assistance and Homeless Solutions
Lisa Kemmis, Rental Assistance and Homeless Solutions
Ronald Farnum, Office of Attorney General

Lori Fedewa, Human Resources
Amber Martin, Human Resources
Craig Hammond, Dickinson Wright
Sandy Pearson, Habitat for Humanity

Twenty-four additional members of the public participated via the following Conference Line: +1 248- 509-0316, Conference ID: 419 617 944#.

Chairperson Susan Corbin opened the meeting at 10:03a.m. A quorum was established with the presence of Ms. Corbin, Rachael Eubanks, Carl English, Tyrone Hamilton, and Deb Muchmore. Ms. Corbin asked Maria Ostrander to provide an overview of the meeting format, which was being conducted through Microsoft Teams. Ms. Ostrander explained that Board members and presenters were participating by video through a video link. A separate telephonic conference line linked to the video meeting was made available to the public.

Ms. Corbin requested public comments from teleconference participants. Ms. Sandy Pearson from Habitat for Humanity of Michigan noted her presence for the record.

Following public comments, Ms. Corbin indicated there was a goldenrod for Tab A that removed the election of the Vice Chair. This item was being postponed to April due to the absence of two members, as well as the one vacancy on the Board.

Ms. Corbin also provided an update on the search for a permanent Executive Director. The Board had initially planned to conduct second interviews with two candidates last January. However, both candidates have since withdrawn from the application process. For now, Gary Heidel will continue serving as Acting Executive Director. The Public Policy and Human Resources subcommittee will meet soon to discuss next steps and report back to the Board.

Ms. Corbin also noted that Governor Whitmer has asked the Department of Labor and Economic Opportunity to take the lead in creating a workgroup that will review issues surrounding employees returning to the workplace. This group will focus on issues including workplace setting, human resource policies, public health issues, as well as employee support. Ms. Corbin will provide updates as they become available.

Gary Heidel, Acting Executive Director, began his comments by reporting on the \$1.9 trillion American Rescue Plan Act of 2021. He noted that the Act includes more than \$42.5 billion in funding for affordable housing programs. Also included is an additional \$21.55 billion for emergency rental assistance programs, which is in addition to the \$25 billion already authorized under the Consolidated Appropriations Act (CAA) of 2021. Mr. Heidel further noted the issuance of \$9.961 billion to establish a new state-administered Homeowner Assistance Fund at the Department of the Treasury, as well as \$5 billion in homeless assistance and supportive services funding.

Mr. Heidel asked Clarence Stone, Director of Legal Affairs, to clarify the circumstances under which the Authority can conduct electronic Board meetings. Mr. Stone noted that there are currently three exceptions that allow electronic meetings under the Open Meetings Act. The Authority relies on the exception allowing electronic meetings when there is a statewide or local declaration of an emergency or state of disaster.

Mr. Heidel then asked Tonya Young of Neighborhood Housing Initiatives, to report on the draft State of Michigan Citizen Participation Plan, which was included in Tab 2 of the board docket. Ms. Young explained that this plan will be submitted to the Board for a formal vote at the April meeting. She noted the requisite Department of Housing and Urban Development (HUD) comment period was

completed last Friday and that submission of this plan will allow the State of Michigan to receive a new allocation of resources from HUD for the Recovery Housing Program. The funds, in the amount of \$899,000, will be used to assist individuals in recovery from substance abuse disorders.

Ms. Tiffany King of the Office of Equity and Engagement provided an update on the statewide housing survey, which was launched on March 11, 2021. Ms. King explained that they are utilizing various resources to disseminate information about the survey, including social media platforms, traditional media, partners, stakeholders, and customers. As of yesterday morning, 833 responses had been received. The survey was also promoted at the Authority’s Faith Based Housing Fair, which had over 1000 registrants. The next step in this process will be to interview 40 volunteers who participated in the survey to learn more about their housing needs. Participants will be paid \$25 for their time. Staff are continuing to work with the partner advisory council and will soon create a state department advisory group to ensure that departments within the State of Michigan are working together to create opportunities for families to thrive. Ms. King also noted that the report comparing the Authority’s benchmark progress with other Housing Finance Agencies should be completed by the end of the month.

Voting Issues:

Approval of the Agenda (**Tab A**):

Rachael Eubanks moved approval of **Tab A (Agenda)**. Deb Muchmore supported. The following Roll Call was taken for **Tab A**:

Regina Bell	Absent
Susan Corbin	Yes
Carl English	Yes
Rachael Eubanks	Yes
Jennifer Grau	Absent
Tyrone Hamilton	Yes
Deb Muchmore	Yes

There were 5 “yes” votes. The agenda was approved.

Consent Agenda (Tabs B through E) The consent agenda included the following items:

- Tab B Minutes – February 25, 2021
- Tab C Amended and Restated Resolution Authorizing Signatories
- Tab D Inducement Resolution, **Woodland Hills Apartments**, City of Jackson, Jackson County, MSHDA No. 44c-183
- Tab E Resolution Amending Section XI of the Amended and Restated Pass-Through Program

Deb Muchmore moved approval of the consent agenda. Carl English supported. The following Roll Call was taken for the Consent Agenda:

Regina Bell	Absent
Susan Corbin	Yes

Carl English	Yes
Rachael Eubanks	Yes
Jennifer Grau	Absent
Tyrone Hamilton	Yes
Deb Muchmore	Yes

There were 5 “yes” votes. The consent agenda was approved.

Regular Voting Items:

Clarence Stone of Legal Affairs and Craig Hammond, Bond Counsel with Dickinson Wright, presented **Tab F, Resolution Authorizing Issuance and Sale of Multifamily Housing Revenue Bonds, Series 2021 (Mid Apartments Project) and Resolution Authorizing Loan, Mid Apartments Project, MSHDA No. 44c-181, City of Detroit, Wayne County.** Mr. Stone reviewed the Resolution Authorizing Loan as detailed in the board docket; Mr. Hammond reviewed the details of the Bond Resolution.

Ron Farnum, Assistant Attorney General, confirmed the documents in **Tab F** were acceptable for the Board’s action. Clarence Stone, Director of Legal Affairs, confirmed the documents in **Tab F** were acceptable for the Board’s action.

Rachael Eubanks moved approval of **Tab F**. Deb Muchmore supported. The following Roll Call was taken for **Tab F**:

Regina Bell	Absent
Susan Corbin	Yes
Carl English	Yes
Rachael Eubanks	Yes
Jennifer Grau	Absent
Tyrone Hamilton	Yes
Deb Muchmore	Yes

There were 5 “yes” votes. The resolutions were approved.

Justin Wieber of Asset Management presented **Tab G, Resolution Authorizing Mortgage Loan from General Operating Fund, Minges Creek Village Apartments, MSHDA No. 753, City of Battle Creek, Calhoun County.** Mr. Wieber reviewed the documents as detailed in the board docket.

Carl English moved approval of **Tab G**. Deb Muchmore supported. The following Roll Call was taken for **Tab G**:

Regina Bell	Absent
Susan Corbin	Yes
Carl English	Yes
Rachael Eubanks	Yes
Jennifer Grau	Absent
Tyrone Hamilton	Yes
Deb Muchmore	Yes

There were 5 “yes” votes. The resolution was approved.

Lisa Kemmis of Rental Assistance and Homeless Solutions presented **Tab H, Resolution Approving Annual PHA Plan and Amendments to Administrative Plan for the Housing Choice Voucher Program**. Ms. Kemmis reviewed the documents as detailed in the board docket.

Deb Muchmore moved approval of **Tab H**. Rachael Eubanks supported. The following Roll Call was taken for **Tab H**:

Regina Bell	Absent
Susan Corbin	Yes
Carl English	Yes
Rachael Eubanks	Yes
Jennifer Grau	Absent
Tyrone Hamilton	Yes
Deb Muchmore	Yes

There were 5 “yes” votes. The resolution was approved.

There being no additional remarks, Ms. Corbin noted the following reports were included for information: **(Tab 1)** Procedures and Requirements for Transfers Involving Authority-Financed Properties (Resale Policy), **(Tab 2)** Draft State of Michigan Citizen Participation Plan **(Tab 3)**, Short Term Relief Report **(Tab 4)**, Short Term Relief Report **(Tab 5)**, Current and Historical Homeownership Data, **(Tab 6)** Homeownership Production Report, and **(Tab 7)** Board Calendar.

Ms. Corbin stated that the next regular Board meeting is scheduled for April 22, 2021.

There being no additional comments, Ms. Corbin requested a motion to adjourn. Tyrone Hamilton moved to adjourn, and Carl English supported. The meeting adjourned at 10:39 a.m.

REVIEWED
By Lisa Ward at 3:13 pm, Mar 22, 2021

REVIEWED
By Clarence Stone at 3:19 pm, Mar 22, 2021