

**Michigan State Housing Development Authority
Minutes of Authority Meeting
December 17, 2020 – 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:

Regina Bell, Detroit, Wayne County, Michigan
Mark Burton, Meridian Township, Ingham County, Michigan
Susan Corbin, Petoskey, Emmet County, Michigan
Carl English, Village of Bingham Farms, Oakland County, Michigan
Rachael Eubanks, East Lansing, Ingham County, Michigan
Jennifer Grau, Tamarac, Broward County, Florida
Deb Muchmore, Laingsburg, Shiawassee County, Michigan

AUTHORITY MEMBERS ABSENT:

Tyrone Hamilton

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, Office Services
Jeffrey Sykes, Finance
Troy Thelen, Asset Management
Mary Townley, Homeownership
John Hundt, Rental Development
Ryan Koenigs knecht, Rental Development
Kelly Rose, Rental Assistance and Homeless Solutions
Jonathan Hilliker, Executive
Daphne Wells, Operations
Chad Benson, Rental Development
Ronald Farnum, Office of Attorney General
John Millhouse, Office of Attorney General
Michael Fobbe, Office of Attorney General
Samuel Buchalter, Executive
Amber Martin, Human Resources
Lori Fedewa, Human Resources
Katie Bach, Communications
Tonya Young, Neighborhood Housing Initiatives
Tiffany King, Office of Equity and Engagement

Butch Edlinger, Ice Breaker Resources
Keri Lardie, Michigan Civil Service Commission
Sandy Pearson, Habitat for Humanity

Twenty-two additional members of the public participated via the following Conference Line: +1 248- 509-0316, Conference ID: 224 978 4#.

Chairperson Susan Corbin opened the meeting at 10:01 a.m. A quorum was established with the presence of Ms. Corbin, Mr. Mark Burton, Mr. Carl English, Ms. Rachael Eubanks, Ms. Jennifer Grau, and Ms. Deb Muchmore. Ms. Regina Bell joined the call shortly thereafter at 10:06 a.m.

Ms. Corbin asked Mr. Jonathan Hilliker to provide an overview of the meeting format, which was being conducted through Microsoft Teams. Mr. Hilliker explained that Board members and presenters were participating by video through a previously provided video link. A separate telephonic conference line linked to the video meeting was made available to the public.

Ms. Corbin then requested public comments from teleconference participants. Ms. Sandy Pearson spoke on behalf of Habitat for Humanity of Michigan. She wished everyone a safe and happy holiday and stated that she looks forward to the continued partnership between the Authority and Habitat for Humanity.

Following public comments, Ms. Corbin stated there was a goldenrod to the agenda that added a discussion item on the Executive Director search. She noted that at the last two Authority meetings, the Board interviewed candidates for the position and narrowed it down to two candidates. Because members expressed a desire to have an additional conversation considering the current pandemic, this discussion would take place following the normal voting items.

Ms. Corbin also mentioned the historic events of the past week, applauding the State of Michigan for its role in combatting the COVID-19 pandemic. She praised companies for shifting gears to work on manufacturing needed Personal Protection Equipment, as well as other essential items. Additionally, it had been announced that the first shipment of an FDA-approved Pfizer vaccine left Portage, Michigan this past weekend.

Ms. Corbin reminded everyone that the Stay Safe Order was still in place and it has shown some success. Although Michigan's COVID-19 numbers have been declining, it is imperative that we continue to maintain our vigilance by wearing facemasks, social distancing, and frequent hand washing.

For the Executive Director's Report, Acting Executive Director Gary Heidel discussed the COVID-19 Relief Funding Bill currently before Congress. He explained that Congress is working to provide additional funding, which would include \$25 billion for rental assistance. It is expected that \$200 million to \$300 million could come to Michigan to assist with needs such as rent payments, utility payments and other related housing services. Additionally, the deadline for the current set of funding would be extended to January 31, 2021. Mr. Heidel mentioned that Ms. Kelly Rose, Rental Assistance and Homeownership Solutions, was on the call if there were any questions regarding this issue.

Authority member Regina Bell asked that Ms. Rose provide a few quick highlights of the expected funding and how this would compare to the way the Eviction Diversion Program (EVP) is managed. Ms. Rose noted that this would be administrated similarly to the EVP and would be serving essentially the same population. However, the new funding will be larger and would allow for more flexibility concerning Notices to Quit. It will also allow landlords to submit applications if the tenant

cosigns. Although it is difficult to project how much funding will be received, Ms. Rose noted that the funds would need to first be appropriated by the state legislature. She is telling partners to retain their staff to help distribute the funds.

Following Ms. Rose’s comments, Mr. Heidel also noted that the Authority received an additional \$2 million in funding from the Governor’s office. He then mentioned that MSHDA staff had a successful Virtual All Staff Meeting with over 200 of its 242 employees in attendance. Finally, Mr. Heidel offered good wishes to everyone for the holiday season.

VOTING ISSUES:

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

Mark Burton moved approval of **Tab A (Agenda)**. Jennifer Grau supported. The following Roll Call was taken for **Tab A**:

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

There were 7 “yes” votes. The agenda was approved.

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

- Tab B Minutes – November 19, 2020
- Tab C Minutes – December 1, 2020
- Tab D Minutes - December 3, 2020

Regina Bell moved approval of the consent agenda. Mark Burton supported. The following Roll Call was taken for the Consent Agenda:

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

There were 7 “yes” votes. The consent agenda was approved.

Regular Voting Items:

Mr. John Hundt of Rental Development presented **Tab E, Resolution Determining Mortgage Loan Feasibility, Attwood Gardens Apartments, MSHDA No. 3927, City of Wayne, Wayne County** and **Resolution Authorizing Mortgage Loan, Attwood Gardens Apartments, MSHDA No. 3927, City of Wayne, Wayne County**. Mr. Hundt reviewed the documents as detailed in the board docket.

Carl English moved approval of **Tab E**. Jennifer Grau supported. The following Roll Call was taken for **Tab E**:

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

There were 7 “yes” votes. The resolutions were approved.

Mr. John Hundt of Rental Development presented **Tab F, Resolution Determining Mortgage Loan Feasibility, Center Ridge Arms, MSHDA No. 3935, City of Hampton Township, Bay County** and **Resolution Authorizing Mortgage Loan, Center Ridge Arms, MSHDA No. 3935, City of Hampton Township, Bay County**. Mr. Hundt reviewed the documents as detailed in the board docket.

In response to Authority member questions, Ms. Kelly Rose explained the differences between Tenant Based Vouchers and Project Based Vouchers. She noted that Tenant Based Vouchers stay with the tenant should they choose to move elsewhere. The Project Based Vouchers are specific to that Development. Both types of vouchers fall under the umbrella of Tenant Protection Vouchers.

Mr. Hundt was also asked to explain how management will avoid displacing tenants during the rehabilitation. He responded that the tenant is provided a place to go during the day, which is when construction takes place. Everything is put back in place each night for the tenant to return to their unit.

Mark Burton moved approval of **Tab F**. Regina Bell supported. The following Roll Call was taken for **Tab F**:

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

There were 7 “yes” votes. The resolutions were approved.

Mr. John Hundt of Rental Development presented **Tab G, Resolution Determining Mortgage Loan Feasibility, Centerline Park Towers Apartments II, MSHDA No. 1085-2, City of Center Line, Macomb County**, and **Resolution Authorizing Mortgage Loan, Centerline Park Towers II, MSHDA No. 1085-2, City of Center Line, Macomb County**. Mr. Hundt reviewed the documents as detailed in the board docket.

Following the presentation, Authority members thanked Mr. Hundt for differentiating between municipal support and community engagement.

Jennifer moved approval of **Tab G**. Mark Burton supported. The following Roll Call was taken for **Tab G**:

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

There were 7 “yes” votes. The resolutions were approved.

Mr. John Hundt of Rental Development presented **Tab H, Resolution Authorizing Mortgage Resource Fund Loan and Waiver for HOM Flats at Felch Street, MSHDA No. 3920, Holland Township, Ottawa County**. Mr. Hundt reviewed the documents as detailed in the board docket. In particular, he noted that additional funding is needed for this project due to an increase in lumber costs.

In response to Authority member questions, Mr. Hundt explained that he does not expect additional deals to go back to the Board on account of lumber costs. While this remains an issue, it is typically dealt with prior to Board approval.

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

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

There were 7 “yes” votes. The resolutions were approved.

Mr. Troy Thelen of Asset Management presented **Tab I, Resolution Authorizing Mortgage Loan from General Operating Fund, Prince Hall Place Apartments, MSHDA No. 798, City of Detroit, Wayne County**. Mr. Thelen reviewed the documents as detailed in the board docket.

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

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

There were 7 “yes” votes. The resolution was approved.

Discussion Issues:

Following the voting items, Ms. Corbin opened the floor to discuss the search for a permanent Executive Director. Because the search process started before the public health crisis, Authority members saw value in revisiting the discussion on what is best for the Authority. Ms. Corbin noted that they would discuss the specific qualities needed in an Executive Director in the context of the pandemic, as well as potential interview topics for second interviews. Ms. Corbin asked that the Public Policy and Human Resources subcommittee will meet in January 2021 to review and revise the second interview questions or topics based on the discussion.

Authority members discussed what the Authority might need in a leader and how that would tie into strategic planning, housing needs, economics, as well as addressing racial disparities in housing. They also noted the importance of partnering with other state agencies and the need to decide whether they should focus on change or stability.

The consensus was to style the second interviews in a conversational format. They asked to focus more on thematic issues versus questions and answers. It was decided that when the PPHR

subcommittee would identify a short list of topics intended to create a discussion of these issues between the candidates and Authority members.

There being no additional remarks, Ms. Corbin announced the following reports were included for information: **(Tab 1)** Select Down Payment Assistance Program, **(Tab 2)** COVID-19 Response and Recovery Plan, **(Tab 3)** Short Term Mortgage Relief Report, **(Tab 4)** Hardest Hit Report, **(Tab 5)** Current and Historical Homeownership Data, **(Tab 6)** Homeownership Production Report, and **(Tab 7)** 2021 Board Calendar.

Ms. Corbin noted that the next regular Board meeting is scheduled for January 21, 2021.

There being no additional comments, Ms. Corbin requested a motion to adjourn. Jennifer Grau moved to adjourn, and Deb Muchmore supported. The meeting adjourned at 11:15 a.m.

REVIEWED
By Lisa Ward at 9:32 am, Dec 21, 2020

REVIEWED
By Clarence Stone at 11:21 am, Dec 23, 2020