

**Michigan State Housing Development Authority  
Minutes of Authority Meeting  
April 22, 2021 – 10:00 a.m.**

**Regular Meeting Held via Microsoft Teams in 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  
**Susan Corbin**, Petoskey, Emmet County, Michigan  
**Carl English**, Village of Bingham Farms, Oakland County, Michigan  
**Rachael Eubanks**, East Lansing, Ingham County, Michigan  
**Jennifer Grau**, Lansing, Ingham County, Michigan  
**Deb Muchmore**, Naples, Collier County, Florida  
**Michele Wildman**, Genesee 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, Operations  
Justin Wieber, Asset Management  
Jonathan Hilliker, Executive  
Ann Grambau, Neighborhood Housing Initiatives  
Daphne Wells, Operations  
Katie Bach, Communications  
Anthony Bibbs, Communications  
Tiffany King, Executive  
Mark Garcia, Executive  
Mark Whitaker, Information Technology  
Tonya Young, Neighborhood Housing Initiatives  
Pierre-Denise Gilliam, Neighborhood Housing Initiatives  
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  
 John Swift, Legal Affairs  
 Ronald Farnum, Office of Attorney General  
 Michael Fobbe, Office of Attorney General  
 Lori Fedewa, Human Resources  
 Amber Martin, Human Resources  
 Sandy Pearson, Habitat for Humanity

Fifteen 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 10:03 a.m. A quorum was established with the presence of Ms. Corbin, Regina Bell, Carl English, Rachael Eubanks, Jennifer Grau, Deb Muchmore and Michele Wildman. Ms. Corbin asked 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.

The meeting began with the election of the Board Vice Chair. Ms. Corbin requested a motion to nominate a Board member for the position. Ms. Eubanks nominated Regina Bell. There being no additional nominations, the following Roll Call was taken:

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

There were 7 “yes” votes. Ms. Bell was elected Vice Chair of the Authority’s Board.

Ms. Corbin proceeded to request public comments from teleconference participants. Ms. Sandy Pearson from Habitat for Humanity of Michigan noted her presence for the record and congratulated Ms. Bell on her election.

Following public comments, Ms. Corbin welcomed Michele Wildman, who is the designee of the Authority’s newest Board member, David J. Noel. Mr. Noel was recently appointed President of the Michigan Strategic Fund automatically making him an Authority Board member.

Ms. Corbin then provided an update on the search for a permanent Executive Director. She noted that the Public Policy and Human Resources subcommittee is working to determine the next steps in this process. Board members will be updated as information is available.

Ms. Corbin ended her update with a reminder that COVID-19 vaccines are now available in Michigan to anyone over the age of sixteen.

During the Executive Director’s report, Authority members received updates on several key matters. First, Jeff Sykes, Chief Financial Officer, discussed the Multifamily Bond Deal, which will be a voting item at next month’s Authority meeting. He explained that the deal will include about \$250 million for new affordable housing units. This is unique in that the money will be used to fund new projects versus refinancing prior deals. Additionally, staff are looking into economic refundings to lock in savings based on where interest rates are now. More detailed information will be available

when this comes before the Board next month.

Next, Tiffany King of the Office of Equity and Inclusion, gave an update on the Statewide Housing Plan. Ms. King noted that benchmarking research comparing MSHDA with sixteen other Housing Finance Agencies has been completed. The report is currently being finalized and will be distributed to Authority members in May. In addition, the third Partner Advisory Council meeting took place in April. This meeting focused on identifying housing priorities, as well as goals and outcomes for Michigan.

Ms. King further noted that the online Statewide Housing Survey closed April 18, 2021. MSHDA staff are currently processing survey results received in the mail. Over 6,800 survey response were received, and Ms. King expects final numbers to be available next week. Individual interviews are also being conducted with about 40 volunteers who completed the survey.

Finally, Ms. King explained that her team is moving forward with establishing a State Department Advisory Group that will focus on the intersection of housing with other areas of state government, such as transportation and education. Roundtable meetings are also being planned with organizations that serve groups with unique challenges, such as immigrants, refugees, and seniors.

Following Ms. King's report, Kelly Rose, Chief Housing Solutions Officer, gave an update on the COVID Emergency Rental Assistance (CERA) Program. Ms. Rose noted that the online application portal is up and running as of April 7, 2021 and about 5,500 online applications have been received. This amount is in addition to about 9,000 applications received at the local level beginning March 15, 2021. Ms. Rose estimates the program has received about 14,000 to 15,000 applications overall and about \$100 million in rental and utility assistance requests.

Ms. Rose's team is currently working with service agencies to train them on the online portal to ensure they have the expertise to help people at the local level. Additionally, specific metrics will be established to make the process as efficient as possible. Public facing dashboards will also be available May 17, 2021, ensuring the process remains transparent.

In response to Authority member questions, Ms. Rose explained that geographically, many applications have been coming from Southeast Michigan; however, there is a healthy demand throughout the state. She plans to increase outreach efforts in Northern Michigan to ensure all populations are being reached. Ms. Rose also confirmed that the average benefit is about \$8,000.

Authority members asked if there was anything they could do to assist with outreach efforts. Ms. Rose responded affirmatively and indicated she will provide them with promotional materials to share within their networks.

For the final report, Mary Townley, Director of Homeownership, discussed the Authority's Housing Assistance Fund application. She explained that as part of the American Rescue Plan, \$10 billion was allocated to this fund; Michigan's portion is approximately \$242.8 million. MSHDA was advised of this award last Thursday and is in the very early stages of appropriation. The first step was to request the funds from the Treasury Department; this was completed yesterday. Ms. Townley explained that the next step will be to create a plan to distribute the funds, which must be used for foreclosure prevention. Ms. Townley and her team will investigate ways to reach individuals, in particular disadvantaged populations and government loan mortgage clients. The focus will be on individuals who have entered a forbearance, as well as those delinquent in their mortgage payments

and not in forbearance. Also included will be those who are delinquent on property taxes as well as utilities.

As the plan is created, Ms. Townley will reach out to organizations to ensure they are reaching as much of the population as possible. She will also solicit input from credit unions, banks, mortgage lenders, counseling agents and any other organization that could contribute ideas. The plan is due to the Treasury Department on June 30, 2021, and Ms. Townley hopes to launch it sometime in July 2021.

**Voting Issues:**

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

Ms. Corbin noted that this was a vote to approve the goldenrod version of the agenda, which removed Tabs I and J from this month’s docket. Jennifer Grau moved approval of **Tab A (Agenda)**. Regina Bell supported. The following Roll Call was taken for **Tab A**:

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

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

**Consent Agenda (Tabs B through G).** The consent agenda included the following items:

- Tab B      Minutes – March 18, 2021
- Tab C      Resolution Approving Amendments to Regulatory Agreements, **Prince Hall Place Apartments, MSHDA Development No. 798**, City Of Detroit, Wayne County
- Tab D      Resolution Authorizing the Michigan Department of Technology, Management and Budget to Amend Contract with Emphasys Software Inc. on Behalf of the Authority
- Tab E      Resolution Authorizing the Michigan Department of Technology, Management and Budget to Amend Contract with Emphasys Software Inc. on Behalf of the Authority
- Tab F      Resolution Approving and Adopting Citizen Participation Plan
- Tab G      Resolution Authorizing Modification of Workforce Attainable Modular Homes Program aka “MSHDA Mod”

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

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

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

**Regular Voting Items:**

Justin Wieber, Asset Management, presented **Tab H, Resolution Authorizing Waiver of Mortgage Loan Prepayment Prohibition, Preston Pointe at Brownstown, MSHDA Development No. 1080, Township of Brownstown, Wayne County.** Mr. Wieber reviewed the documents as detailed in the board docket.

Michele Wildman moved approval of **Tab H.** Jennifer Grau supported. The following Roll Call was taken for **Tab H:**

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

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

Mark Whitaker, Information Technology presented **Tab K, Resolution Authorizing Amendment to Enterprise Contract with Agate Software.** Mr. Whitaker reviewed the documents as detailed in the board docket.

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

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

There being no additional remarks, Ms. Corbin noted the following reports were included for information: **(Tab 1)** Delegated Action Reports **(Tab 2)** Short Term Relief Report **(Tab 3)** Hardest Hit Report **(Tab 4)** Current and Historical Homeownership Data, **(Tab 5)** Homeownership Production Report and **(Tab 6)** Board Calendar.

Ms. Corbin stated that the next regular Board meeting is scheduled for May 20, 2021.

There being no additional comments, Ms. Corbin requested a motion to adjourn. Rachael Eubanks moved to adjourn, and Deb Muchmore supported. The meeting adjourned at 10:40 a.m.

**REVIEWED**  
By Lisa Ward at 9:08 am, Apr 26, 2021

**REVIEWED**  
By Clarence Stone at 1:02 pm, Apr 26, 2021