

**Michigan State Housing Development Authority  
Minutes of Rescheduled Regular Authority Meeting  
March 17, 2022 – 10:30 a.m.**

**AUTHORITY MEMBERS PRESENT IN LANSING**

Regina Bell  
Susan Corbin  
Carl English  
Rachael Eubanks  
Jennifer Grau  
Tyrone Hamilton  
Michele Wildman for Quenton L. Messer, Jr.

**AUTHORITY MEMBERS ABSENT**

Deb Muchmore

**OTHERS PRESENT IN LANSING**

Clarence Stone, Legal Affairs  
Lisa Ward, Legal Affairs  
Chris Hall, Information Technology  
Geoffrey Ehnis-Clark, Legal Affairs  
Ciera Borden, Legal Affairs  
Lisa Barwick, Office of Attorney General  
Sandy Pearson, Habitat for Humanity

**OTHERS PRESENT VIA MICROSOFT TEAMS**

Gary Heidel, Acting Executive Director  
Richard Norton, Legal Affairs  
Jonathan Hilliker, Audit, Compliance and Fraud Investigation  
David Allen, Office of Market Research  
Lisa Kemmis, Rental Assistance and Homeless Solutions  
Mary Townley, Homeownership  
Justin Wieber, Asset Management  
Kelly Rose, Rental Assistance and Homeless Solutions  
John Millhouse, Office of Attorney General  
Amy Patterson, Office of Attorney General  
Mike Fobbe, Office of Attorney General  
Sandra Kimball, Rental Development  
Daphne Wells, Operations  
Troy Thelen, Asset Management  
Michael Vollick, Rental Development  
Dan Lince, Environmental Manager  
Katie Bach, Communications

Anna Vicari, Communications  
Sherry Hicks, Office Services  
Amber Martin, Human Resources  
Tonya Young, Neighborhood Housing Initiatives  
John Hundt, Rental Development  
Chad Benson, Rental Development  
Jeff Sykes, Finance  
Jennifer Bowman, Executive  
Lori Fedewa, Human Resources  
Tiffany King, Office of Equity and Engagement  
Etta Henderson, Rental Development  
Ron Farnum

Twenty-four additional members of the public participated via the Conference Line: 248-509-0316, Conference ID: 644 107 820#. Vice Chairperson Regina Bell opened the meeting at 10:33 a.m. A quorum was established with the presence of Ms. Bell, Carl English, Rachael Eubanks, Jennifer Grau, Tyrone Hamilton, and Michele Wildman. Chairperson Susan Corbin arrived at approximately 10:45 a.m. While Authority members were present in Lansing, presenters participated via Microsoft Teams. At Ms. Bell's request, Jonathan Hilliker provided instructions for those participating remotely, including guidelines on how to provide public comment via the conference line.

Ms. Bell requested public comments from participants. Ms. Valerie Buford called on the conference line to request additional assistance with her home, which was purchased through the Key to Own Program. Geoffrey Ehnis-Clark, an attorney in the Authority's Legal Affairs division, responded and indicated that he would follow up personally and assist her to the extent possible.

There being no additional public comment, Ms. Bell asked Acting Executive Director Gary Heidel to start the Executive Director's report. Mr. Heidel began with an overview of the National Council of State Housing Agency's (NCSHA) Legislative Conference, where staff from housing finance agencies from across the country met with members of Congress to discuss housing priorities. Mr. Heidel, along with Jennifer Bowman and Mark Garcia of the Authority's Governmental Affairs division, traveled to Washington D.C. and met with several members of the Michigan delegation. Mr. Heidel explained that there was good feedback and support for one of the Authority's legislative priorities, the Low Income Housing Tax Credit. Another priority, the Neighborhood Housing Tax Credit, was also well received; however, there is unlikely to be any action on it prior to the end of the year.

Mr. Heidel then asked Kelly Rose, Chief Housing Solutions Officer, to provide an update on the Covid Emergency Rental Assistance Program (CERA). Ms. Rose stated that the program has now received a total of 217,000 applications, with a current rate of about 3,800 a week. Additionally, 106,000 applications have been approved for about \$608 million dollars in financial assistance. Ms. Rose noted that currently appropriated funds are likely to be exhausted by the end of May. As such, she is hopeful the state legislature will appropriate the remaining \$353 million shortly; if the funds are not appropriated by mid-April, there could be negative consequences for the program, including potential for layoffs among nonprofit grantees. Assuming the money is appropriated, Ms. Rose believes there are enough applications on hand to spend the funds by the end of June. She noted that the public would be provided plenty of notice once an official end date is determined.

In response to an Authority member question, Ms. Rose explained that if the money is not appropriated in time there are still some options to keep the funds in Michigan. For example, there are some local cities and counties that were statutorily allowed to receive the funds; however, they chose to have the state administer the program. It may be possible to ask the U.S. Treasury Department to give those funds back to those local counties or cities; however, it would be administratively difficult and create service disruptions. Furthermore, it would leave rural areas significantly underserved.

Mr. Heidel then asked Mary Townley, Director of Homeownership, to provide an update on the Michigan Homeowner Assistance Fund (MIHAF). Ms. Townley noted that the program was launched to the public on February 14, 2022 and has so far received about 11,300 applications. Staff have completed processing of about 802 applications, resulting in about \$3.2 million in funding. Ms. Townley explained that similar to the CERA program, they are also working with the state legislature for the appropriation of additional funds. Further, staff is continuing to reach out to lenders, who must sign up as participants for homeowners to participate. Ms. Townley noted that additional information on the program can be found on the website – [Michigan.gov/MIHAF](http://Michigan.gov/MIHAF). The website is also updated daily and has many resources, including a dashboard that provides a good snapshot of the program.

At the conclusion of the Executive Director's report (approximately 10:53 a.m.), Ms. Bell turned control of the meeting over to Ms. Corbin, who had arrived during the reports. Ms. Corbin then proceeded with the Chair's Report. She noted that a new item, Tab M (Resolution Regarding Privileged Memorandum to the Board), was sent to Authority members under separate cover. Additionally, a goldenrod Agenda was provided adding the new item (Tab M), which would be discussed later in the meeting.

Ms. Corbin further noted that because Jeff Sykes, Chief Financial Officer, was unavailable at the time the docket was distributed, goldenrod signature pages were included in an updated docket for Tabs C, D, G, and H.

Ms. Corbin then provided an update on the Executive Director position by noting that discussions were still taking place with the Department of Housing and Urban Development (HUD). Because some of the circumstances for the selected candidate, Amy Hovey, have since changed, additional information was being provided to HUD for its review.

#### **Approval of Agenda:**

Rachael Eubanks moved approval of **Tab A (Agenda)**. Jennifer Grau supported. The agenda was approved.

#### **Voting Items:**

**Consent Agenda (Tabs B through F)**. Carl English moved approval of the consent agenda. Michele Wildman supported. The Consent Agenda was approved.

The Consent Agenda included the following items:

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- Tab C Resolution Authorizing Waiver of Mortgage Loan Prepayment Prohibition, **Mill Park Townhomes, MSHDA No. 758**, City of Parchment, Kalamazoo County
- Tab D Resolution Authorizing Waiver of Mortgage Loan Prepayment Prohibition, **Mill Park Townhomes II, MSHDA No. 833**, City of Parchment, Kalamazoo County
- Tab E Resolution Authorizing Modification to Mortgage Terms, **LaRoy Froh, MSHDA Development No. 3968**, City of Lansing, Ingham County
- Tab F Resolution Authorizing Approved Professional Services Contractor for Market Studies

**Regular Voting Items:**

Justin Wieber, Asset Management, presented both **Tab G**, Resolution Authorizing Waiver of Mortgage Loan Prepayment Prohibition, **Riverview Terrace, MSHDA No. 3059**, City of Petoskey, Emmet County, and **Tab H**, Waiver of Mortgage Loan Prepayment Prohibition, **Snowberry Heights, MSHDA No. 523-2**, City of Marquette, Marquette County. Mr. Wieber reviewed the documents for both **Tabs G and H** as detailed in the board docket.

Michele Wildman moved approval of **Tab G**. Jennifer Grau supported. The resolution was approved.

Tyrone Hamilton moved approval of **Tab H**. Carl English supported. The resolution was approved.

John Hundt, Rental Development, presented **Tab I**, Resolution Determining Mortgage Loan Feasibility, **HOM Flats at Maynard, MSHDA Development No. 3955**, City of Grand Rapids, Kent County and Resolution Authorizing Mortgage Loan, **HOM Flats at Maynard, MSHDA Development No. 3955**, City of Grand Rapids, Kent County. Mr. Hundt reviewed the documents as detailed in the board docket.

In response to Authority questions, Mr. Hundt confirmed that the requested program provision waiver is only necessary for new construction projects. In addition, he confirmed that feedback from the community was incorporated into the development, including a greater set back between this site and the senior site.

Jennifer Grau moved approval of **Tab I**. Tyrone Hamilton supported. The resolutions were approved.

John Hundt, Rental Development, presented **Tab J**, Resolution Determining Mortgage Loan Feasibility, **Riverview Terrace, MSHDA No. 3963**, Traverse City, Grand Traverse County and Resolution Authorizing Mortgage Loan **Riverview Terrace, MSHDA No. 3963**, Traverse City, Grand Traverse County. Mr. Hundt reviewed the documents as detailed in the board docket.

Carl English moved approval of **Tab J**. Regina Bell supported. The resolutions were approved.

Lisa Kemmis, Rental Assistance and Housing Solutions, presented **Tab K**, 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.

Ms. Bell asked whether staff would track the outcomes of the first proposed change, which would grant the Authority discretion to consider criminal activity of applicants outside the preceding 12-month period. Ms. Kemmis confirmed that all denials due to criminal activity are made in Lansing and cataloged for consistency. Additionally, when someone is denied assistance for any reason, they are eligible for an informal hearing, all of which is centrally tracked. Ms. Bell asked that a review be conducted annually to ensure staff are mindful of any patterns that may be arising.

Jennifer Grau moved approval of **Tab K**. Deb Muchmore supported. The resolution was approved.

Clarence Stone, Legal Affairs, presented **Tab L**, Resolution of Appreciation, Ronald Farnum. Mr. Stone reviewed the resolution as detailed in the board docket.

Jennifer Grau moved approval of **Tab L**. Rachael Eubanks supported. The resolution was approved.

In consideration of **Tab M**, Resolution Regarding Privileged Memorandum to the Board, Susan Corbin requested a motion to go into closed session. Carl English moved that the Authority meet in closed session under Section 8(h) to consider material exempt from disclosure under section 13(1)(g) of the Freedom of Information Act. Rachael Eubanks supported the motion. The following Roll Call vote was taken to go into Closed Session:

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

There were seven “aye” and 0 “nay” votes. The motion was unanimously approved. Meeting participants not needed for the closed session were asked to wait in a lobby area outside of the conference room. The audio to the Microsoft Teams meeting was disconnected and the video was turned off at approximately 11:31 a.m. However, prior to convening, it was determined that the closed session was no longer necessary. As such, the public were invited back into the meeting and after a short break, the room rejoined the Microsoft Teams meeting via audio and video at approximately 11:42 a.m.

Ms. Corbin requested a motion to approve the resolution in **Tab M**. Jennifer Grau moved approval and Regina Bell supported. The resolution was approved.

There being no additional discussion, Ms. Corbin noted the following reports were included in the docket for reference: **(Tab 1)** Draft Resolution Amending Section XI of the Amended and Restated Pass-Through Program; **(Tab 2)** Current and Historical Homeownership Data; **(Tab 3)** Homeownership Production Report; **(Tab 4)** MI 10K DPA Monthly Statistics (Map); **(Tab 5)** MI 10K DPA Weekly Statistics (Graph); and **(Tab 6)** 2022 Board Calendar.

Ms. Corbin requested a motion to adjourn the meeting. Rachael Eubanks moved to adjourn, and Michele Wildman supported. The meeting adjourned at 11:45 a.m.

**REVIEWED**

By Lisa Ward at 8:19 am, Mar 22, 2022

**REVIEWED**

By Clarence Stone at 8:26 am, Mar 22, 2022