

**Michigan State Housing Development Authority  
Minutes of Rescheduled Regular Authority Meeting  
June 21, 2022 – 4:00 p.m.**

**AUTHORITY MEMBER(S) PRESENT IN LANSING**

Susan Corbin  
Carl English  
Tyrone Hamilton  
Alyson Hayden for Rachael Eubanks  
Michele Wildman for Quenton L. Messer, Jr.

**AUTHORITY MEMBER(S) PRESENT IN DETROIT**

Regina Bell

**AUTHORITY MEMBER(S) ABSENT**

Jennifer Grau  
Deb Muchmore

**OTHERS PRESENT IN LANSING**

Clarence Stone, Legal Affairs  
Lisa Ward, Legal Affairs  
Mary Cook, Operations  
Chris Hall, Information Technology  
Mark Whitaker, Information Technology

**OTHERS PRESENT IN DETROIT**

Sherry Hicks, Operations

**OTHERS PRESENT VIA MICROSOFT TEAMS**

Gary Heidel, Acting Executive Director  
Michelle Jenks, Executive  
Richard Norton, Legal Affairs  
Jonathan Hilliker, Audit, Compliance and Fraud Investigation  
Jeff Sykes, Finance  
Katie Bach, Communications  
Mary Townley, Homeownership  
Tonya Joy, Neighborhood Housing Initiatives  
John Hundt, Rental Development

Joe Kelly, Procurement  
Ann Grambau, Homeownership  
Carol Brito, Homeownership  
Kelly Rose, Homeownership  
Rachel Presley, Homeownership  
Sandra Kimball, Rental Development  
Charles Smith, Rental Development  
Bret Bicoy, Legal Affairs  
Tracey Hammond, Legal Affairs  
Tonia Kaczmarczyk, Legal Affairs  
Matthew Miller, Legal Affairs  
Mark Garcia, Executive  
Justin Wieber, Asset Management  
Molly Ford, Communications  
Anna Vicari, Communications  
Jennifer Bowman, Executive  
Pierre-Denise Gilliam, Neighborhood Housing Initiatives  
Quocshawn Parker, Audit, Compliance and Fraud Investigation  
Breck Nowlin, Audit, Compliance and Fraud Investigation  
Etta Henderson, Rental Development  
Daphne Wells, Operations  
Tiffany King, Office of Equity and Engagement  
Amy Patterson, Office of Attorney General  
John Millhouse, Office of Attorney General  
Michael Fobbe, Office of Attorney General  
Robert Koerner  
Jesse Frageman  
Kevin McGraw

Eleven additional members of the public participated via the Conference Line: 248-509-0316, Conference ID: 644 107 820#. Chairperson Susan Corbin opened the meeting at 4:04 p.m. A quorum was established with the presence of Ms. Corbin, Regina Bell, Tyrone Hamilton, Alyson Hayden for Rachael Eubanks and Michele Wildman for Quenton L. Messer, Jr. Carl English arrived at 4:12 p.m. While Authority members were physically present in Lansing and Detroit, presenters participated via Microsoft Teams. At Ms. Corbin's request, Jonathan Hilliker provided instructions for those participating remotely, including guidelines on how to provide public comment via the conference line.

Ms. Corbin began the meeting by requesting public comments from participants. There being none, she proceeded to the Chair's Report. Since the previously scheduled meeting on June 16, 2022 was canceled due to the lack of a quorum, goldenrods for Tabs A, as well as C through K, were provided to reflect the changed dates. Authority members had also received a goldenrod memorandum for Tab G (HOM Flats at Maynard) that showed a reduction in the tax-

exempt bond construction loan amount, as well as an update to the report in Tab 6 (Amended and Restated Pass-Through Program).

Ms. Corbin then provided an update on the Executive Director position. She explained that the request to the U.S. Department of Housing and Urban Development for an exception and waiver on behalf of Amy Hovey had been withdrawn. The Executive Director position is still on the table as all options are being considered to ensure the Authority can benefit from Ms. Hovey's experience and knowledge in affordable housing. In the interim, Ms. Hovey will continue to serve as a Special Advisor to the Authority and other Michigan Department of Labor and Economic Opportunity agencies on housing and community development matters. Gary Heidel will remain as Acting Executive Director in the meantime, which allows the Authority the opportunity to continue to benefit from his experience, guidance, and leadership.

In the interest of time, there was no Executive Director's Report.

### **Approval of Agenda:**

Tyrone Hamilton moved approval of **Tab A (Agenda)**. Michele Wildman supported. The agenda was approved.

### **Voting Items:**

**Consent Agenda (Tabs B through D)**. Michele Wildman moved approval of the consent agenda. Tyrone Hamilton supported. The Consent Agenda was approved.

The Consent Agenda included the following items:

- Tab B Minutes – May 19, 2022
- Tab C Resolution Authorizing Professional Services Contract for Auditing Services with Plante Moran, PLLC and Michigan Office of Auditor General
- Tab D Resolution Authorizing Modification of Workforce Attainable Modular Homes Program aka "MSHDA Mod"

### **Regular Voting Items:**

Jeff Sykes, Chief Financial Officer, presented **Tab E**, Resolution Approving 2022-2023 Budget. Mr. Sykes reviewed the documents as detailed in the board docket. In response to questions, Mr. Sykes confirmed that the current economic situation had been factored into the budget. He further noted that he expects many of the extra economic expenses will be muted by the increase in federal resources coming to the Authority. Additional costs, such as a state employee salary increase on October 1, 2022, were also factored into the budget.

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

John Hundt, Rental Development, presented **Tab F**, Resolution Authorizing Modifications to Mortgage Loan for **Field Street III, MSHDA Development No. 3928**, City of Detroit, Wayne County and Resolution Authorizing Mortgage Resource Fund Loan, **Field Street III, MSHDA Development No. 3928**, City of Detroit, Wayne County. Mr. Hundt reviewed the documents as detailed in the board docket.

Michele Wildman moved approval of **Tab F**. Tyrone Hamilton supported. The resolutions were approved.

John Hundt, Rental Development, presented **Tab G**, Resolution Authorizing Modifications to Mortgage Loans for **HOM Flats at Maynard, MSHDA No. 3955**, City of Grand Rapids, Kent County. Mr. Hundt reviewed the documents as detailed in the board docket.

Mr. Hundt was asked whether he anticipates additional projects returning to the board due to increased construction costs. In response, Mr. Hundt confirmed this is likely; however, staff are also working on finding alternative options. For example, an additional \$10 million competitive funding round was recently announced for projects that may need additional gap financing.

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

John Hundt, Rental Development, presented **Tab H**, Resolution Determining Mortgage Loan Feasibility, **Clawson Manor, MSHDA Development No. 4026**, City of Clawson, Oakland County. Mr. Hundt reviewed the documents as detailed in the board docket.

In response to questions, Mr. Hundt confirmed that Clawson Manor is a senior development that is either fully occupied or close to fully occupied.

Tyrone Hamilton moved approval of **Tab H**. Michele Wildman supported. The resolution was approved.

John Hundt, Rental Development, presented **Tab I**, Resolution Determining Mortgage Loan Feasibility, **River's Edge, MSHDA No. 4029**, City of Kalamazoo, Kalamazoo County and Resolution Authorizing Mortgage Loan, **River's Edge, MSHDA No. 4029**, City of Kalamazoo, Kalamazoo County. Mr. Hundt reviewed the documents as detailed in the board docket.

Mr. Hundt was asked to further elaborate on the Michigan Department of Environment, Great Lakes and Energy's (EGLE) commitment to the project. He was also asked whether there is a sense of which communities across the state need workforce housing, as well as how these needs are being assessed, and whether staff are working in partnership with communities to address those needs.

In response to the first question, Mr. Hundt noted that the sponsor expects to receive a loan from EGLE, which is based on anticipated environmental cleanup on the site. Mr. Heidel addressed the question concerning workforce housing and explained that the Authority received \$50 million for "missing middle" housing, which is considered workforce housing. The program to distribute these funds is currently out for stakeholder comment. Additionally, the Authority's marketing staff have done research at the request of the Governor's office to further locate the

areas most in need. Mr. Heidel noted that all projects financed through direct lending are based on market studies.

Mr. Hundt was also asked whether the parking standard is frequently waived and whether it is ever deferred to a local standard. In response, Mr. Hundt confirmed that local communities often do have different standards. While this requirement can be waived, the decision to do so is considered very carefully and always involves the marketing division.

Tyrone Hamilton moved approval of **Tab I**. Carl English supported. The resolutions were approved.

Tonya Joy, Neighborhood Housing Initiatives, presented **Tab J**, Resolution Authorizing Approval of Delegated Authority to Approve Grants to Subrecipients Financed Through the Housing Opportunities Promoting Energy Efficiency (“HOPE”). Ms. Joy reviewed the documents as detailed in the board docket.

Ms. Joy was asked about the reporting mechanism for this program. In response, she confirmed that both the Michigan Legislature and Treasury Department require regular reports, which she also offered to provide to Authority members.

Carl English moved approval of **Tab J**. Michele Wildman supported. The resolution was approved.

Tonya Joy, Neighborhood Housing Initiatives, presented **Tab K**, Resolution Authorizing Approval of Delegated Authority to Issue Grants from the State and Local Fiscal Recovery Fund to the City of Detroit and The Heat and Warmth Fund. Ms. Joy reviewed the documents as detailed in the board docket.

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

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

Ms. Corbin noted that the next regular board meeting would be July 14, 2022. She then requested a motion to adjourn the meeting. Michele Wildman moved to adjourn, and Tyrone Hamilton supported. The meeting adjourned at 4:57 p.m.

**REVIEWED**

*By Clarence L. Stone, Jr. at 9:47 pm, Jun 23, 2022*

**REVIEWED**

*By Lisa Ward at 9:37 am, Jun 27, 2022*