



**Meeting No. 603**

**August 19, 2021**

A Special Board Meeting (No. 603) of the Detroit Housing Commission was held on Thursday, June 24, 2021, at 10:00 a.m. The meeting was conducted via a Zoom Video Conference considering the requirement to maintain social distancing to mitigate the spread of the Coronavirus.

**Guests Present via Zoom:**

Zachary Rowe, Friends of Parkside, Daniel Bowser, City of Detroit Community Health Corps., Robyn Wesley & Nadine Wakefield

**DHC Staff Present:**

Sandra B. Henriquez, Fatima Garland, Joy Flood, Seana Williams Page, Gwendolyn A. de Jongh, Kevin Kubacki, David Brukoff, Shariq Sajjad, Angela Diggs-Jackson, Angela Williams, Matthew Lents, Niva Shrestha, Andrew Chambliss, Mike Rangos, Kimberly Ross, Minnie Hicks-Davis and Tamela Jackson.

At this meeting, the following business was conducted:

**I. Call to Order**

The meeting was called to order at 10:03 a.m.

**II. Board of Commissioners Roll Call**

Penny Bailer – Absent

Achsah Williams – Present

Keona Cowan – Present

Richard Hosey - Present

Aaron Seybert- Present

Board Secretary Sandra B. Henriquez declared a quorum was present.

**III. Approval of Agenda**

Commissioner Williams moved for approval of the agenda.  
Commissioner Cowan seconded the motion.

**The agenda was unanimously approved as submitted.**

**IV. Approval of Minutes – Regular Board Meeting Minutes May 20, 2021.**

Commissioner Williams moved for approval of the minutes.  
Commissioner Cowan seconded the motion.

**The minutes were unanimously approved as submitted.**

**Public Comments on Agenda Action Items (3 Minutes for individuals & 5 Minutes for representation from a group or organization):** *None*

**V. DHC Action Items:** *None*

**NOTE: All votes were taken by roll call votes.**

1. Approval to Enter into a One Year Health Insurance Agreement Between the Detroit Housing Commission and the International Union of Operating Engineers Local 324, Office Workers Bargaining Unit– **Resolution No. 3110**
2. Approval to Enter into a One Year Health Insurance Agreement Between the Detroit Housing Commission and the International Union of Operating Engineers Local 324, Maintenance Technicians Bargaining Unit – **Resolution No. 3111**
3. Approval to Enter into a One Year Health Insurance Agreement Between the Detroit Housing Commission and the Michigan Council 25, American Federation of State County and Municipal Employees, Local 23 – **Resolution No. 3112**
4. Approval to Enter into a One Year Health Insurance Agreement Between the Detroit Housing Commission and the Michigan Council 25, American Federation of State County and Municipal Employees, Local 2394 Bargaining Unit – **Resolution No. 3113**

Gwendolyn A. de Jongh presented these resolutions to the Board.

Commissioner Cowan moved for approval of these resolutions.  
Commissioner Seybert seconded the motion.

**Comments:** *None*

**These resolutions were unanimously approved as submitted.**

5. Approval and Submission of FY 2022 Low Income Public Housing (LIPH) Program Budget – **Resolution No. 3114**

Kevin Kubacki presented this resolution to the Board.

Commissioner Seybert moved for approval of this resolution.  
Commissioner Williams seconded the motion.

**Comments:** *President Hosey asked if the rents were lower than the LIHTC (Low-Income Housing Tax Credit). Mr. Kubacki explained that he did not have much information on LIHTC, but everything is based on HUD's fund calculation of operating subsidy. Ms. Henriquez explained the difference between DHC's rental process & LIHTC. Commissioner Seybert asked about the risk within the project if there are any delays. Mr. Kubacki explained that for a voucher to be utilized the client has to take occupancy over the unit. Ms. Flood went on to further explain the process for the voucher program. Commissioner Cowan asked how we maximize and stabilize our revenue within the voucher program. Mr. Kubacki explained that we have to grow the program in order to increase occurring revenue. Ms. Henriquez explained that meeting the targets for the number of vouchers coming in every month will generate significantly more income.*

**This resolution was unanimously approved as submitted.**

VI. **DHC Information Items:** None

**DHC Departmental Monthly Reports**

1) Finance

Kevin Kubacki presented this report to the Board.

**Comments:** *None.*

2) Rental Assistance

Joy Flood presented this report to the Board.

**Comments:** *None.*

3) Real Estate Management

Armecca Crawford presented this report to the Board.

**Comments:** *President Hosey thanked the department for all of their hard work.*

4) Real Estate Development

Fatima Garland presented this report to the Board.

**Comments:** *None.*

5) Capital Improvement

Matthew Lents presented this report to the Board.

**Comments:** *None*

6) General Counsel

Gwendolyn A. de Jongh presented this report to the Board.

**Comments:** *None.*

7) Human Resources

David Brukoff presented this report to the Board.

**Comments:** *None.*

8) Procurement

Andrew Chambliss presented this report to the Board.

**Comments:** *None.*

9) Resident Services

Seana Williams Page presented this report to the Board.

**Comments:** *None.*

**VII. General Public Comments:**

1. *Zachary Rowe, Friends of Parkside (FOP) left the meeting early but emailed a written update, which is attached.*
2. *David Bowser, Deputy Director of Community Health Corps. gave an introduction and briefly discussed permanent housing solutions (Homelessness Prevention Program).*

**VIII. Commissioner Comments:** *Commissioner Williams thanked DHC for doing such a great job.*

**IX. DHC Staff Comments:** *Ms. Henriquez shared her appreciation to the DHC team for all of their hard work and commitment.*

**X. Adjournment**

Commissioner Seybert moved for adjournment.  
Commissioner Williams seconded the motion.

**The motion was approved unanimously.**

The meeting was adjourned at 11:48 a.m.