



Meeting No. 610

March 24, 2022

A scheduled Regular Board Meeting (No. 610) of the Detroit Housing Commission was held on Thursday, February 24, 2022, 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, Austin Sohr, President/Co-Founder, Stephen Mulligan, Vice President-Development, Ariel Campbell, Nurse Practitioner of Matter Healthcare

DHC Staff Present:

Sandra B. Henriquez, Fatima Garland, Gwendolyn de Jongh, Joy Flood, Kevin Kubacki, Armeca Crawford, David Bruhoff, Shariq Sajjad, Matthew Lents, Denise Jones, Angela Williams, Mike Rangos, Julia Fearing, Angela Burke, Kristen Ahonen, Anthony Visconti, Joann Hurst and Tamela Jackson.

At this meeting, the following business was conducted:

I. Call to Order

The meeting was called to order at 10:14 a.m.

II. Board of Commissioners Roll Call

Keona Cowan – Present (in person)
Achsah Williams – Present (in person)
Aaron Seybert – Present (in person)
Penny Bailer – Present (in person)
Richard Hosey – Absent

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 January 20, 2022.

Commissioner Seybert 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:

NOTE: All votes were taken by roll call votes.

1. Approval to Implement the Expedited Regulatory HUD Waivers Authorized in PIH Notice 2021-34 – **Resolution No. 3140**

Joy Flood presented this resolution to the Board.

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

Comments: *Commissioner Seybert asked about the utilization rate for the five (5) expedited waivers. Ms. Flood explained that the average cost per unit is based on the units currently under contract.*

This resolution was unanimously approved as submitted.

1. Approval of Tenant Accounts Receivable Write-Off – **Resolution No. 3141**

Kevin Kubacki presented this resolution to the Board.

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

Comments: *Commissioner Seybert asked for a benchmark to measure against. Ms. Crawford said the information will be provided to the board. Commissioner Williams voiced her concern with the timeframe once a resident is deceased. Ms. Henriquez explained that the compliance team is working to improve the process.*

This resolution was unanimously approved as submitted.

- VI. DHC Information Items:** *Matter Healthcare's Austin Sohr, Stephen Mulligan, and Ariel Campbell spoke to the board on establishing specialized primary care clinics at DHC sites. The Matter Health team answered a few questions from the board. Ms. Henriquez recommended scheduling Zoom meetings as the process moves forward. A tour is scheduled today to visit six (6) of the DHC sites.*

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

Armeca Crawford presented this report to the Board.

Comments: *None*

- 4) Capital Improvement

Matthew presented this report to the Board.

Comments: *Commissioner Seybert inquired about the roof repairs discussed at the last board meeting. Mr. Lents explained that only one building had been completed. The vendor responsible for the repair and patch defaulted on the other building. A new purchase order was issued to complete the repair and patch. Mr. Lents will verify if the work has already started. Commissioner Seybert asked that the board be informed of any changes.*

- 5) Procurement

Mike Rangos presented this report to the Board.

Comments: *None*

- 6) Real Estate Development

Fatima Garland presented this report to the Board.

Comments: *None*

- 7) General Counsel

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

Comments: *None.*

8) Human Resources

David Brukoff presented this report to the Board.

Comments: *None*

9) Information Technology

Shariq Sajjah presented this report to the Board.

Comments: *None*

10) Resident Services

Denise Jones presented this report to the Board.

Comments: *None*

VII. General Public Comments:

Zachary Rowe, Friends of Parkside shared the following updates:

- *Friends of Parkside (FOP) held weekly virtual bingo games for seniors; continue to provide food and household items to residents which changed from bi-weekly to monthly due to funding; continue to work on implementing the community health worker project and health insurance enrollment; planning and implementation of the Community Tech Worker Project & Enhancing Residential Energy Security and Well-Being through Flexible Service Delivery Project, Data-based Inference, and Case-Management; working on the Operationalizing Video voice to capture and communicate live experiences of safety and surveillance with the Eastside Detroiters Project.*

Mr. Rowe requested an update on the status of the Villages at Parkside redevelopment and requested a meeting to discuss making the funds from the Parkside Service Endowment available to FOP.

Ms. Henriquez responded stating that the RFP is almost done. DHC will contact Mr. Rowe to discuss scheduling a meeting around mid-March with the Villages at Parkside residents.

VIII. Commissioner Comments: *None*

IX. DHC Staff Comments: *None*

X. Adjournment

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

The meeting was adjourned at 11:54 a.m.