Parkland

HOMES
Homeless Outreach Medical Services
Agenda

The agenda for the ***Board of Managers HOMES*** meeting of the Dallas County Hospital District is scheduled for **Wednesday, September 24, 2025, at 12:30 PM or immediately following the Annual Board Compliance Training** at 5200 Harry Hines Blvd, Dallas, Texas, 75235 WISH Building Conference Room 02-175. (If assistance is needed in locating the room, please see the Administration receptionist on the 4th floor, 04-131.) Videoconferencing access is also possible via Webex. That application is available at https://www.webex.com/downloads.html. Teleconferencing access is possible by calling +1-415-655-0001. Both virtual access forms require inputting (meeting number: 2304 103 6022; meeting password: 1234) to join the meeting. The ***Board of Managers HOMES*** reserves the right to exercise discretion and may convene in Executive Session as permitted by Texas Government Code §§551.071 (consultation with attorney), 551.072 (deliberations regarding real estate), 551.074 (personnel matters), 551.076 (deliberations regarding security devices or security audits), 551.078 and/or 551.0785 (deliberations by medical committee or by governmental body that administers a public insurance, health or retirement plan regarding individuals' medical or psychiatric records), 551.085 (deliberation by governing board of certain providers of health care services), 551.087 (deliberation regarding economic development negotiations), 551.088 (deliberation regarding test item); Texas Government Code §418.183 (deliberation of information under §§418.175 – 418.182 for purposes of disaster management or disaster planning); Texas Health & Safety Code §161.032 (medical committee or medical peer review committee records, information or reports; and/or medical committee or medical peer review committee proceedings under Tex. Health & Safety Code Chapter 161 and/or Tex. Occ. Code Chapters 151 and 160); and/or as otherwise authorized by law on any item listed below. The ***Board of Managers HOMES*** may consider any of the agenda items in open or executive session and may continue the meeting as necessary to accomplish the business at the time and place designated by the Chair to reconvene.

		PAGE	TIME (MIN)	PRESENTER(S)
I.	**Determine the Presence of a Quorum /Call to Order/Mission Statement** ***Advance Wellness | Relieve Suffering | Develop and Educate*** **I CARE** **I**ntegrity **C**ompassion and Collaboration **A**ccountability **R**espect **E**quity **Public Comments Regarding Agenda Items** *See public comment registration information and rules at https://www.parklandhospital.com/board-of-managers* The agenda has been developed by the Chief Governance Officer in consultation with the Board Chair and reviewed and affirmed by Counsel.			Chair
II.	**Consent Agenda**			
A.	Appropriate Action Regarding Minutes 2025-08-27 HOMES	3	1	Chair
III.	**Reports Requiring Deliberation(s) and/or or Possible Action**			
A.	Operations Update (day-to-day operations including but not limited to-staffing/operational challenges/partner site activity)	9	3	Kyla Rankin
B.	Management and Finance Update (volume, revenue, expenses, overtime)	10	3	Kyla Rankin
C.	Governance Update: Organization of HOMES meetings, Upcoming Meetings (HOMES advisory board which meets the 2nd Monday of every other month)	11	3	Kyla Rankin

		PAGE	TIME (MIN)	PRESENTER(S)
D.	Review and discuss provisions of the Health Resources and Services Administration (HRSA) Compliance Manual Requirements: Chapter 17- Budget	13	3	Kyla Rankin
E.	Deliberation and Appropriate Action Regarding HOMES Annual Budget	15		

IV. Action Items

A. Board May Take Action on Any Agenda Item(s) Above — Chair

V. Adjourn

A. Closing Remarks

B. Call to Adjourn

HOMES HRSA CY2026 Budget:

BUDGET NARRATIVE-CY2026			
Grant #: H80CS00039			
REVENUE	Year 3: Federal Request	Year 3: Non-Federal Resouces	Year 3 Total
SAC Grant Request	$3,675,132	$0	$3,675,132
Applicant Organization	$0	$5,548,153	$5,548,153
State Funds	$0	$0	$0
Local Funds	$0	$0	$0
Other Federal Funding	$0	$0	$0
Other Support	$0	$0	$0
Progam Income	$0	$500,000	$500,000
Total Revenue	**$3,675,132**	**$6,048,153**	**$9,723,285**

Appropriate Action Regarding Minutes 2025-08-27 HOMES

Parkland

MINUTES

Dallas County Hospital District Board of Managers

HOMES
August 27th, 2025

Minutes of the Board of Managers HOMES meeting of the Dallas County Hospital District, held Wednesday, August 27th, 2025, scheduled for 12:30 pm, or directly following the Quality and Safety Meeting in the WISH 02-175 Executive Conference Room at Parkland Health and via Webex. These minutes do not constitute a certified agenda for the meeting.

I. Attendance and Call to Order

Chair Marjorie Petty noted that a quorum was physically present and called the meeting to order at 12:31 pm.

Board Member attendees included: Vincent Hall, Lisa Sutter, Eric G. Bing, MD, Reina Gonzalez, JD, Farida Minner, RN, Ramon Miguez, PE, Elizabeth Palacios, MD, and Yasmin Simon, JD.

Staff Present (via Webex and in-person) included:

Brett Moran, Chief Health Officer
Donna Richardson, EVP & Chief Nursing Officer
Edmundo Castañeda, EVP & Chief Operating Officer
Francesco Mainetti, SVP Ambulatory Clinical Operations
Fred Cerise, President & Chief Executive Officer
James Perez, VP Clinical Operations
Joseph Chang, Chief Medical Officer
Keri Disney-Story, VP/Clinical Finance
Kyla Rankin, HOMES Project Director
Melanie Roberts, SVP & Chief Compliance and Ethics Officer
Michelle Ng, Administrative Resident
Michael Lane, SVP & Chief Quality and Safety Officer
Morgan Simmons, Governance Program Coordinator
Rick Humphrey, EVP & Chief Financial Officer
Saul Cordero, SVP & Chief Governance & Strategy Officer
Steven Roth, EVP & Chief Legal Officer

Additional Attendees: None

II. Mission Statement

Chair began the meeting by stating the mission statement:
Advance Wellness | Relieve Suffering | Develop and Educate

III. Public Comments Regarding Agenda Items

No members of the public registered for comments regarding the agenda items.

IV. Conflicts of Interest

After reviewing the agenda, the Chair noted zero conflicts of interest for Board Members present.

V. Consent Agenda

A. Appropriate Action Regarding Minutes 2025-07-23 HOMES

B. Appropriate Action Regarding Minutes 2025-08-11 HOMES Advisory Board

Vincent Hall motioned for the approval of the Consent Agenda. Elizabeth Palacios seconded the motion. The motion passed unanimously.

VI. Reports Requiring Deliberation(s) or Approval(s)

A. Operations Update (day-to-day) operations, including but not limited to – staffing/operational challenges/partner site activity)
Kyla Rankin presented the operational updates for HOMES. There is one Dental FTE position still open along with one Psychologist and one mobile medical unit diver. Kyla is actively recruiting for these positions. HOMES will now be located at two new sites: Metrocrest and St. Jude Advantage Point. Kyla mentioned that the volume at these sites has been consistent since the transition. Kyla updated the Board on the fixed-site location of the mobile units which will allow them to stay at the Stewpot and no longer have to drive back and forth from Parkland to the site. Kyla showed the Board a picture of how the fixed-site location works and how the Mobile units are locked on these locations.

B. Management and Finance Update – volume, revenue, expenses, and overtime
Kyla mentioned the number of unduplicated patients is 5,721, which is 62% of the annual goal of 9192 unduplicated patients. Kyla also mentioned the decrease in overtime for the month of June as she is working to minimize these hours further.

C. Governance Update: Organization of HOMES meetings, Upcoming Meetings (HOMES advisory board, which meets on the 2nd Monday of every other month)
Kyla mentioned the next HOMES Advisory Board meeting will be held on Monday, October 12th, 2025, at 11:30 AM with a hybrid option available.

D. Review and discuss provisions of the Health Resources and Services Administration (HRSA) Compliance Manual Requirements – Chapter 14 Collaborative Relationships
Kyla reminded the Board of the HRSA Compliance manual, which has 21 chapters, 19 of which are requirements in four areas:

- Clinical
- Financial
- Governance
- Annual training has been added as the 20th requirement.

Kyla mentioned the requirements of this chapter include establishing and maintaining collaborative relationships with other health care providers in the area, to provide access to services not available through the health center and to reduce the non-urgent use of hospital emergency departments. Kyla also mentioned the importance of coordinating and integrating project activities with the activities of other federally-funded, as well as State and local, health services delivery projects and programs serving the same population.

Kyla also presented on the fixed-site locations as well as mobile site locations as examples of the ongoing collaborations the HOMES units have.

VII. Adjourn

With no further business to discuss, Elizabeth Palacios adjourned the meeting at 12:39 pm.

SO RECORDED:

Marjorie D. Petty, JD Chair	Steven Roth, JD, MPH Assistant Secretary

Parkland

Homeless Outreach Medical Services Program Monthly Update Report – September 2025

Kyla Rankin, Project Director

Agenda

- Operational Updates
  - Operations
  - Management and Finance
- Governance
- HRSA Chapter Review-Chapter 17-Budget
- HOMES Non-Compete Continuation Budget Review & Approval

Operations Updates

- Staffing
  - 1.0 FTE Dentist
  - 1.0 FTE Mental Health Counselor
  - 1.0 FTE Mobile Medical Unit Driver

- Stewpot
- The Salvation Army
- Residential Substance Abuse Contract
- Workforce Development Collaboration

Management & Finances – August

Unduplicated	GY to Date	Annual Goal	% to Goal	% Year Complete
Patients	6321	9192	68%	66%

FY	Month				Year to Date			
Metrics	Actual	Budget	Variance	% Var	Actual	Budget	Variance	% Var
Visits	2975	3666	(691)	-18.9%	34,198	35,862	(1664)	-4.6%
Expenses	$705,356	$749,682	$44,326	5.9%	$7,814,180	$8,267,283	$453,104	5.5%
Charges	$2,410,019	$2,871,788	($461,770)	-16.1%	$25,905,650	$28,290,219	($2,184,569)	-7.8%
Revenue	$69,452				$513,468			
Commercial	$166				$9322			
Medicaid	$48,444				$315,846			
Medicare	$20,842				$188,300			
FTE	62.48				61.66			
FTE - OT	1.23	1.11	(0.12)	-11.0%	1.13	1.11	0.01	-1.3%

- HRSA recommendation is claims billed in less than 30 days.
- HRSA grant year: January 1, 2025 to December 31, 2025

Governance

- HOMES Advisory Board Meeting

  Next meeting

  - Monday, October 12, 2025

HRSA manual

The HRSA Manual has 21 chapters which cover 19 requirements in the three (3) areas:

1. Clinical
2. Finance
3. Governance
4. Annual training has been added as a 20th requirement

HRSA Health Center Program Requirements-Chapter 17: Budget

Requirements

- Develop an annual budget
- Budget submitted to HRSA annually for approval

HRSA Health Center Program Requirements-Chapter 17: Budget

Meeting the Requirements

- Budget submission
- Health Center Program award to include Budget and all other projected revenue sources
- Budget identifies projected costs to be supported by the Health Center Program award
- Costs from Non HRSA related activities conducted by the health center are not included in the budget

HOMES HRSA CY2026 Budget

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HOMES HRSA CY2026 Budget

EXPENSES	Year 3: Federal Request	Year 3: Non-Federal Resouces	Year 3 Total
Total Personnel	$ 2,561,448	$ 3,877,776	$ 6,439,224
Total Fringe Benefits (27.00%)	$ 691,591	$ 1,047,000	$ 1,738,591
Total Travel	$ 25,500	$ 15,756	$ 41,256
Total Supplies	$ 94,000	$ 473,476	$ 567,476
Total Contractual	$ 38,000	$ 7,000	$ 45,000
Total Other	$ 3,895	$ -	$ 3,895
Total Direct Charges	$ 3,414,435	$ 5,421,007	$ 8,835,441
Approved ICRA 43%; only 7.635143% charged to federal grant	$ 260,697	$ 627,146	$ 887,843
TOTAL	$ 3,675,132	$ 6,048,153	$ 9,723,284

Budget Approval

- Non-Compete Continuation budget reflects Parkland Kaufman Hall approved budget
- HRSA Budget is on a calendar year
- Only expenses covered by HRSA are reflected in the Federal grant amount

Questions?