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 **Thursday, May 21, 2026, at 12:30 PM** 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 462 1853; 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**			Chair
A.	Appropriate Action Regarding Minutes 2026-04-22 HOMES	3	1	
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)	11	3	Kyla Rankin
C.	Governance Update: Organization of HOMES meetings, Upcoming Meetings (HOMES advisory board which meets the 2nd Monday of every other month)	12	3	Kyla Rankin
D.	Review and Discuss Provisions of the Health Resources and Services Administration (HRSA)	13	3	Kyla Rankin

		PAGE	TIME (MIN)	PRESENTER(S)
E.	Review and Discuss Provisions of the Health Resources and Services Administration (HRSA) Compliance Manual Requirements: Chapter 18: Program Monitoring & Data Reporting Systems	14	3	Kyla Rankin
F.	State of Homeless Address	16	3	Kyla Rankin
IV.	**Action Items**			
A.	Board May Take Action on Any Agenda Item(s) Above			Chair
V.	**Adjourn**			
A.	Closing Remarks			
B.	Call to Adjourn			

Appropriate Action Regarding Minutes 2026-04-22 HOMES

Parkland

MINUTES

Dallas County Hospital District Board of Managers

HOMES
April 22, 2026

Minutes of the Board of Managers HOMES meeting of the Dallas County Hospital District, held Wednesday, April 22, 2026, scheduled for 12:30 pm, 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 Vincent Hall noted that a quorum was physically present and called the meeting to order at 12:49 pm.

Board Member attendees included: Marjorie Petty, JD, Miriam Sharma, RN, Farida Minner, RN, Ramon Miguez, PE, Todd Furniss, JD, Byron Cryer, MD, Eric G. Bing, PhD, MD, Reina Gonzalez, JD and Yasmin Simon, JD.

Staff Present (via Webex and in-person) included:
Brad Nitschke, Interim EVP Legal Affairs
Brett Moran, Chief Health Officer
Donna Richardson, EVP & CNE
Edmundo Castañeda, EVP & Chief Operating Officer
Fred Cerise, President & Chief Executive Officer
Felicia Miller, EVP & Chief Talent Officer
James Perez, VP Clinic Operations
Joseph Chang, SVP & CMO
Kareem AbdelFattah, VP & ACMO
Keri Disney-Story, VP/Clinical Finance
Morgan Simmons, Governance Program Manager
Melanie Roberts, SVP/Chief Compliance & Ethics Officer
Michael Lane, SVP Chief Quality and Safety Officer
Natalie Garza Vasquez, Administrative Resident
Roshan Thayil, Sr. Dir. Compliance
Saul Cordero, SVP & Chief Governance & Strategy 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 2026-03-25 HOMES

B. Appropriate Action Regarding Minutes 2026-04-13 HOMES Advisory Board

Byron Cryer motioned for the approval of the Consent Agenda. Marjorie Petty 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 provided a brief operational and governance update. She noted that the agenda was limited and shared an update on final interviews for social workers. In response to prior questions regarding safety, Kyla reported that peer data from Houston Healthcare for the Homeless organization had been received and would be reviewed and incorporated into future discussions. She discussed ongoing challenges related to documentation for individuals experiencing homelessness and potential solutions, including mobile scanning and photo upload options. Clarification was provided regarding current limitations on non-clinical document uploads. Kyla also reported that March service volumes were positive, though overtime continued to trend negatively; staffing additions are expected to help stabilize overtime going forward.

B. Management and Finance Update – volume, revenue, expenses, and overtime
Kyla mentioned that the number of unduplicated patients continues to increase along with volume. Overtime was high for the past month however it is trending downward. Kyla hopes that as the new driver onboards, overtime will continue to decrease.

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, June 8th, 2026, at 11:30 AM with a hybrid option available.

D. Review and Discuss Provisions of the Health Resources and Services Administration (HRSA) Annual Review
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 HRSA Annual Uniform Data System was due February 15th and the results will be returned by the end of April 2026.
Kyla expanded on Chapter 7 of the HRSA Manual and reviewed the coverage for medical emergencies during and after hours.

E. Staff Recognition

Kyla mentioned the Parkland ROSE Award outpatient winner was awarded to Peer-Navigator, Tina Restaino for service excellence and staff support throughout her time at Parkland.

II. Action Items

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

VII. Adjourn

With no further business to discuss, Vincent Hall adjourned the meeting at 12:49 pm.

SO RECORDED:

Vincent Hall Chair	Brad Nitschke, JD Secretary

Parkland

Homeless Outreach Medical Services Program Monthly Update Report – May 2026

Kyla Rankin, Project Director

Agenda

- Operational Updates
  - Operations
  - Management and Finance
- Governance
- HRSA Update
- HRSA Chapter Review-Chapter 18-Program Monitoring & Data Reporting Systems
- State of Homeless Address (SOHA)

Operational Updates

Staffing

- 1.0 FTE Social Worker
- 1.0 FTE Dental Assistant Supervisor
- 1.0 FTE Dentist (pending start)
- 1.0 FTE Registered Nurse

Operations

- Mobile Unit updates
- Site Schedule updates
- Safety data

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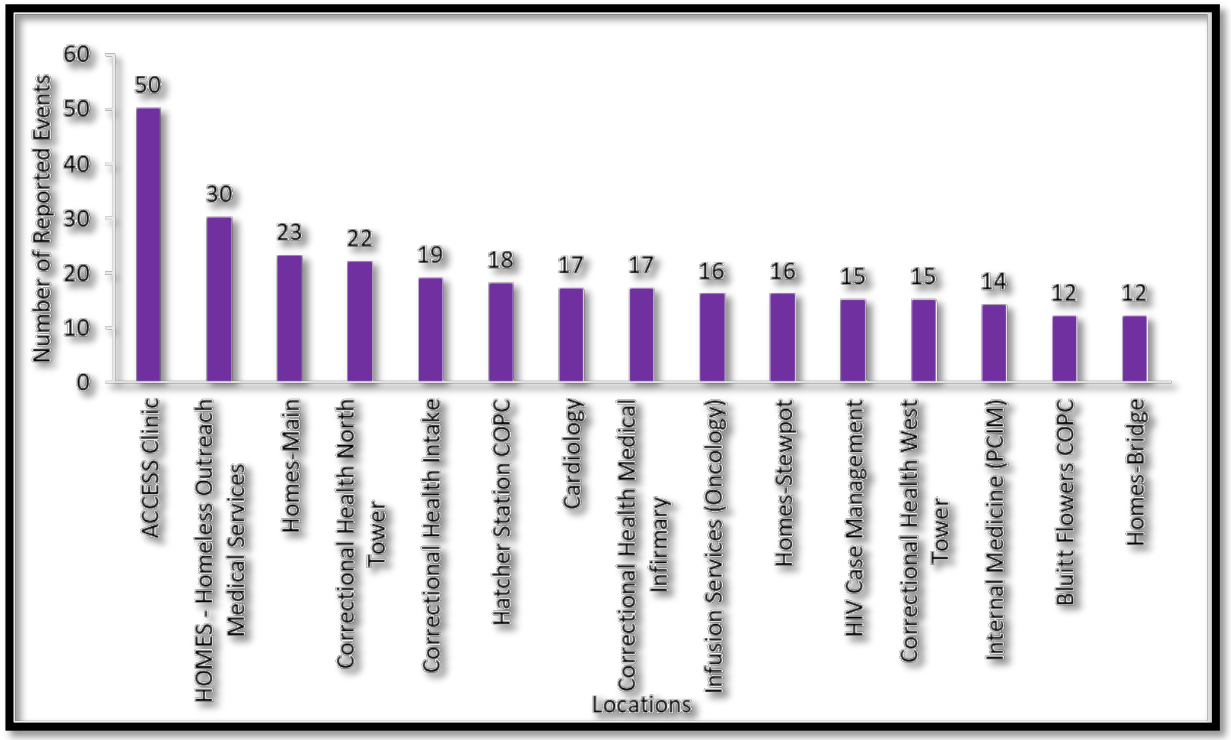
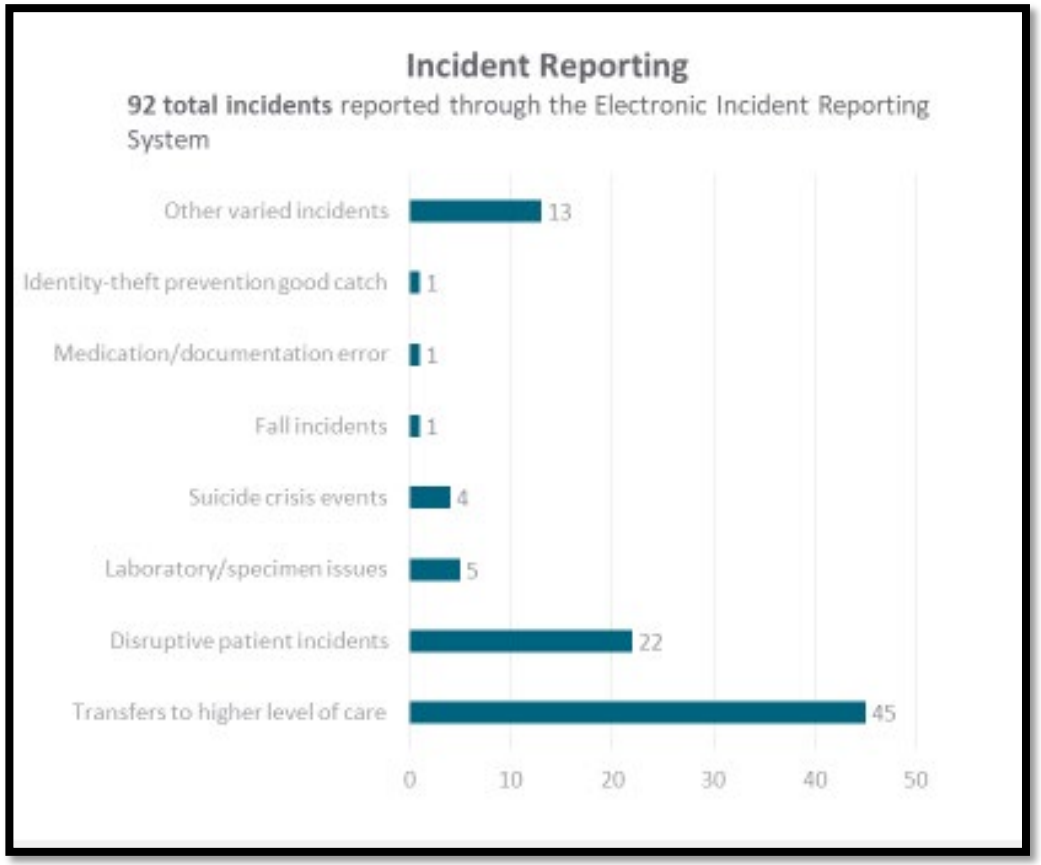
Operations-safety data comparison

- HOMES 81 incidents
- Harris Health HCH 92 incidents





Management & Finances – April

	Month				Year to Date			
Metric	Actual	Budget	Variance	% Var	Actual	Budget	Variance	% Var
Visits	3136	3092	44	1.4%	21,332	21,645	(313)	(1.4%)
Expenses	$734,122	$769,775	$35,653	4.6%	$4,898,595	$5,508,986	$610,391	11.1%
Charges	$2,445,598	$2,151,053	$294,545	13.7%	$18,695,500	$15,060,075	$3,634,925	24.1%
Revenue	$80,020				$576,219			
Commercial	$1240				$11,192			
Medicaid	$55,553				$396,503			
Medicare	$23,227				$168,524			
FTE	61.60				61.50			
FTE - OT	1.17	1.12	(0.05)	(4.4%)	1.17	1.12	(0.04)	(3.9)%

- HRSA grant year: January 1, 2026 to December 31, 2026
- HRSA recommendation is claims billed in less than 30 days.

Governance

- HOMES Advisory Board Meeting:
  - June 8, 2026-11:30 am
  - Hybrid option available

HRSA Update

- **FY 2026 Expanding Nutrition Services (ENS) funding**
  - $125M to 357 health centers (up to $350,000 per center/per year)
  - 2-year performance period
- **Allowable Expenses**

Food garden	Health IT	FTEs
Teaching kitchens	Patient education	Staff Training
Equipment (telemedicine, mobile units)		

- **Analysis for success**
  - Current UDS measures
  - Establish new measures

HRSA Health Center Program Compliance Requirements – Chapter 18: Program Monitoring & Data Reporting Systems

Requirements

- Establish systems for monitoring performance
  - Oversight of the operations
  - Performance expectations
  - Areas of improvement in outcomes & productivity
- Compile and report data as required by HRSA
  - Costs
  - Patterns of utilization
  - Availability, accessibility, & acceptability of services
- Must submit required data

HRSA Health Center Program Compliance Requirements – Chapter 18: Program Monitoring & Data Reporting Systems

Demonstrating Compliance

- Collecting & Organizing Data
  - Epic EMR
  - Kaufman Hall
  - Workday
  - Patient Satisfaction Surveys
- Data-Based Reports
  - Quarterly reports to the Board, Advisory Board and HOMES staff
  - HOMES Quality Leadership Committee
  - Dashboards
  - UDS annual information

State of Homeless Adress (SOHA)

- Data from January 2026 Point in Time Count
- Presented by Housing Forward-May 14, 2026

Questions?

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