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, August 26, 2026, at 12:50 PM *(or during the initial break within the regularly scheduled Board meeting)*** 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: 2329 301 4063; 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 2026-07-29 HOMES	3	1	
B. Appropriate Action Regarding Minutes 2026-08-10 HOMES Advisory Board	8		
III. Reports Requiring Deliberation(s) and/or Possible Action			
A. Operations Update (day-to-day operations including but not limited to-staffing/operational challenges/partner site activity)	13	3	Kyla Rankin
B. Management and Finance Update (volume, revenue, expenses, overtime)	14	3	Kyla Rankin
C. Governance Update: Organization of HOMES meetings, Upcoming Meetings (HOMES advisory board which meets the 2nd Monday of every other month)	15	3	Kyla Rankin

		PAGE	TIME (MIN)	PRESENTER(S)
D.	Review and Discuss Provisions of the Health Resources and Services Administration (HRSA)	16	3	Kyla Rankin
E.	Review and Discuss Compliance Quarterly Report Review and discuss provisions of the Health Resources and Services Administration (HRSA) Compliance Manual Requirements: Chapter 14 Collaborative Relationships	17	3	Kyla Rankin
F.	HOMES Unit Based Council	19		
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 2026-07-29 HOMES

Parkland

MINUTES

Dallas County Hospital District Board of Managers

HOMES
July 29, 2026

Minutes of the Board of Managers HOMES meeting of the Dallas County Hospital District, held Wednesday, July 29, 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 12:42 pm.

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

Staff Present (via Webex and in-person) included:
Brett Moran, Chief Health Officer
Donna Persaud, HOMES Medical Director
Donna Richardson, EVP & CNE
Felicia Miller, EVP & Chief Talent Officer
Fred Cerise, President & Chief Executive Officer
James Perez, VP Clinic Operations
Jessica Hernandez, Chief Health Equity Officer
Joseph Chang, Chief Medical Officer
Kareem AbdelFattah, VP & ACMO
Keri Disney-Story, VP/Clinical Finance
Kyla Rankin, HOMES Project Director
Melanie Roberts, SVP/Chief Compliance & Ethics Officer
Michael Lane, SVP Chief Quality and Safety Officer
Michael Malaise, SVP Communications Ext. Affairs
Morgan Simmons, Governance Program Manager
Natalie Garza Vasquez, Administrative Resident
Nneka Egbuniwe, VP Deputy General Counsel
Saul Cordero, SVP & Chief Governance & Strategy Officer

Additional Attendees: None

II. Mission Statement

The 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 2026-06-24 HOMES

Marjorie Petty motioned for the approval of the Consent Agenda. Reina Gonzalez 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 an update on HOMES operations. Kyla reported that there is one current vacancy for a Mobile Medical Unit Driver and noted ongoing recruitment efforts. The Board was briefed on the implementation of wearable panic-button safety devices provided through foundation support, which have been positively received by staff. Kyla provided an update on the Stewpot lease and Salvation Army services agreement, both of which remain in progress. Kyla reported that all mobile medical units are fully operational following recent maintenance and fleet improvements, while IT connectivity challenges continue to be addressed. Kyla also welcomed Dr. Jamie Williamson as the new physician lead supporting the medical service line.

B. Management and Finance Update – volume, revenue, expenses, and overtime

Kyla reviewed the June financial and operational performance of the Homeless Outreach Medical Services program. Despite challenges related to temporary mobile unit downtime, management reported strong performance, exceeding budgeted visit volumes using alternative care delivery methods, including virtual visits. June visits exceeded budget by 18.5%, while expenses remained below budget, resulting in favorable financial performance. Charges significantly exceeded both monthly and year-to-date budget targets, reflecting strong service utilization. Kyla also highlighted effective control of overtime expenses and commended staff for maintaining access to care and achieving operational goals during a period of service disruption.

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, August 10th, 2026, at 11:30 AM with a hybrid option available.

D. Quarterly Quality Data Review for HOMES (HRSA metrics, scorecard-safety posts, patient surveys)
The Committee received the quarterly quality and patient safety update, which included a review of safety events, quality performance measures, patient satisfaction trends, and workforce safety initiatives. Dr. Persaud reported that safety events remained low and were appropriately addressed, with most workplace violence incidents involving verbal threats rather than physical harm. The Committee discussed ongoing efforts to transition quality reporting to Epic's Data Universe platform, which is expected to improve data accuracy and reporting capabilities. Dr. Persaud reviewed clinical quality measures related to HIV linkage to care, prenatal care access, cancer screening, immunizations, and depression screening, noting that some metrics remain under validation as data conversion efforts continue. The Committee also discussed strategies to improve cervical cancer screening through an HPV self-swab pilot program and reviewed patient satisfaction survey collection processes. Additionally, Dr. Persaud highlighted ongoing efforts to improve diabetic foot exam compliance through enhanced workflows, patient outreach, and care team engagement.

E. 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.

Compliance Manual Requirements: Chapter 10-Quality Improvement Assurance Plan
Kyla reviewed HRSA Health Center Program compliance requirements related to the Quality Improvement and Quality Assurance (QI/QA) Plan. Kyla highlighted the organization's board-approved QI/QA framework, which focuses on monitoring quality and utilization of health center services, patient satisfaction and grievance processes, and patient safety and adverse events. The Committee noted that designated leadership is responsible for overseeing the program and ensuring compliance with HRSA requirements. Discussion also emphasized the operational processes in place to support clinical quality standards, patient safety monitoring, patient satisfaction assessment, grievance resolution,

and the quarterly reporting of quality outcomes to support Board oversight, accountability, and continuous performance improvement.

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 1:02 pm.

SO RECORDED:

Vincent Hall Chair	Brad Nitschke, JD Assistant Secretary

Appropriate Action Regarding
Minutes 2026-08-10 HOMES Advisory Board

HOMES ADVISORY BOARD
MEETING MINUTES

Date: 8/10/2026 **Time:** 11:30 **Location:** Moody Outpatient Center/Zoom

Facilitators: Kyla Rankin

Attendees							
x	Kyla Rankin	x	Charsha Crump	x	Farida Minner	x	Wanda Wonzer
	Dolores Diaz		Margie Roberts		Marjorie Petty	x	Rebecca Hickom
	Donna Persaud	x	Elfreida Cole	x	Vicki Gies		
x	Micheal Gilot	x	Tim Grigsby	X	Dochele Jennings		
Guests							

	Agenda Item/ Presenter	Discussion	Action items
	Minutes	- Minutes were approved by Mr. Grigsby and Mr. Gilot.	
	Staffing	- Sixtos Huera-Cabrera moved into the Lead Dental Assistant position, and we currently have a dental position open. - Driver position is open also. - Zelalem Amare, Dentist, started today.	
	Operations	- Stewpot construction has not started but we think we should be in the building by early spring 2027. - Salvation Army construction is on track, and it should open in 2027. - Staff have received the SoloProtect devices. These devices were provided through a Parkland Foundation donor. Device is a wearable panic button that is connected to a call center. The device records audio and does not have video. Ms. Wonzer stated she thought a video would be helpful if patients become physically aggressive. - HOMES staff have also been going through SAMA training. We do this annually so that staff learn how to deescalate situations. - Homeward Bound won the residential substance abuse contract. - HOMES had quite a few closures in May and June. Some of the issues were the Tex Oak shorelines and mobile unit repairs. The shorelines were inspected and repaired, and Frank has been working hard with Fleet Maintenance to get our mobile units running. We also had some IT connectivity challenges. We have always had connectivity with far sites but recently we have had more challenges like at Stewpot, DTC and Creuzot. Kyla is pushing for Starlink at HOMES. IT affects many aspects like connectivity, SoloProtect devices and productivity. Mr. Grigsby mentions that he has heard Starling is very good for mobile units.	
	Scorecard	- For the month of June, we did good even with the cancelations due to mobile unit and connectivity issues. Overall expenses look good.	
	Ambulatory Care Update	- Today is the last day for staff to take the employee satisfaction survey. Based on our scores, we can see how to move forward with staff on things they are not happy with. - Employee annual training consists of nine modules and is due 8/26/26. - EPIC ReAlign consists of EPIC coming to Parkland and making it work like it is supposed to.	

Parkland

HOMES ADVISORY BOARD
MEETING MINUTES

Date: 8/10/2026 **Time:** 11:30 **Location:** Moody Outpatient Center/Zoom

Facilitators: Kyla Rankin

		- As for employee engagement, at our next staff meeting we will be working on PI projects in groups.	
	HRSA Update	- HOMES will be applying for FY 2027 Expanding Nutrition Services funding in the amount of #350,000 for a 2-year performance period. Priscilla Fernandez, Registered Dietician, is fully engaged in this and she would like to do meal demonstrations at our different sites.	
	Recognitions & Celebrations	- J. Renee Taylor, Peer Recovery Navigator, was recognized in Parkland's Last Impression. Lasting Impression features a Parkland employee who does exceptional work and provides excellent customer service. - Debbie Howard, RN, received her Ambulatory Care Nursing certification. - Priscilla Fernandez, Registered Dietician, was recently invited to KERA News where she talked about "How and why your diet matters during extreme heat".	
	HOMES UBC	- HOMES UBC met their goal of collecting 700 water bottles. 891 water bottles were collected.	
	HOMES in the community	- HOMES will be participating in the APPA Community Resource Fair on 9/25/26 and also Feast of Sharing on 11/13/26. - Flu season is approaching so we will be in touch with our partners. - Austin Street and The Bridge requested if we could pick up TB testing services since Dallas County is no longer doing them. If we do pick up these services, we will have to figure out the process since specimens have to be in by a certain time.	
	Miscellaneous	- Ms. Hickom from Housing Forward shared with board members that Dallas County Commissioners will vote to include a small tax increase to get money for Dallas to get another site similar to Homeward Bound. - Ms. Wonzer asked if children can come to be seen at our clinics. Kyla informed her that yes, we can see children at specific sites. - Mr. Grigsby asked for an update on Metrocare and the Texas Behavioral Health Center. For Metrocare, Kyla stated that as far as we know they are still open so there is no major update. For the behavioral center, Ms. Wonzer asked how many beds they had. Kyla told her about 200ish and Kyla is trying to see if we can get somewhere to talk to our staff about this site.	
	Next meeting	- Next meeting will be October 12, 2026.	

The minutes, records and improvement activities operate under HB 4495b and the Texas Health & Safety Code, Sec. 161.031 & 161.032 affording protection from disclosure or discovery. Records of these committees are not public and are not subject to court subpoena. Records may be made available to persons who have a right to review the records and who are required to keep the information confidential.

Parkland

Homeless Outreach Medical Services Program Monthly Update Report – August 2026

Kyla Rankin, Project Director

Agenda

- Operational Updates
  - Operations
  - Management and Finance
- Governance
- HRSA Update
- HRSA Chapter Review-Chapter 14 – Collaborative Relationships
- HOMES UBC

Operational Updates

Staffing

- 1.0 FTE Dental Assistant
- 1.0 FTE Mobile Medical Unit Driver
- 1.0 FTE Medical Practice Assistant (MPA)

Operations

- Fixed site updates
- Mobile Unit updates
- Outreach opportunities
- Community Partner request

Management & Finances – July

	Month				Year to Date			
Metric	**Actual**	**Budget**	**Variance**	**% Var**	**Actual**	**Budget**	**Variance**	**% Var**
Visits	3151	3345	(194)	(5.8%)	30,020	30,659	(639)	(2.1%)
Expenses	$835,186	$791,297	($43,889)	(5.5%)	$7,043,526	$7,837,294	$793,768	10.13%
Charges	$2,979,227	$2,327,491	$651,736	58.6%	$26,999,429	$21,332,0464	$5,667,365	26.6%
Revenue	$73,910				$799,724			
Commercial	$2017				$14,074			
Medicaid	$43,723				$548,614			
Medicare	$28,170				$237,036			
FTE	64.36				62.19			
FTE - OT	1.04	1.12	0.08	7.3%	1.11	1.12	0.02	1.5%

- 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:
  - August 10, 2026-11:30 am
  - 4 consumer members present
  - 3 community partner members present
- Next Advisory Board Meeting
  - October 12, 2026- 11:30am

HRSA Update

- FY27 Expanding Nutrition Services Grant (ENS)
  - Notice of Funding released July 8th
  - Grant deadline September 9th
  - Up to $350,000 may be awarded to increase access to nutrition services, prevent chronic disease and promote healthy eating initiatives in primary care settings.
  - HOMES will adhere to Parkland's future approach to Grant funding review
    - NO new FTEs will be added for FY27 ENS

HRSA Health Center Program Compliance Requirements Chapter 14-Collaborative Relationships

Requirements

- Establish and maintain 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.

- Coordinate and integrate 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.

HRSA Health Center Program Compliance Requirements
Chapter 14: Collaborative Relationships

- Service Sites
  - **Fixed Sites:** The Bridge, (Stewpot) & Homeward Bound-Deflection center
  - **Mobile Sites:** Austin Street Shelter, Cenikor, Dallas 24 Hour Club, Dallas Life Foundation, Dallas Transitional Center, Genesis, Family Place, Jonathan's Place, Many Helping Hands, Metrocrest Social Services, Mosaic Family Services, Nexus Recovery Center, Our Calling, Gateway Foundation (Creuzot), Salvation Army, Salvation Army-ARC, Soul's Harbor, St. Jude (3 locations), Union Gospel Mission & Vogel Alcove
- FQHC sites
  - Foremost Family Health Centers, Los Barrios Community Clinic, Healing Hands Ministries
- Community Collaborations
  - Office of Homeless Solutions, Housing Forward, Dallas County Health Department

HOMES UBC Water Bottle Drive

891 bottles collected
Goal met ✓

Questions?

Parkland | Care. Compassion. Community.