

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, October 28, 2026, at 12:30 PM (or directly following the Quality and Patient Safety 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: 2315 925 7839; 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 <i>Advance Wellness Relieve Suffering Develop and Educate</i> <u>I CARE</u> <u>I</u> ntegrity <u>C</u> ompassion and Collaboration <u>A</u> ccountability <u>R</u> espect <u>E</u> quity Public Comments Regarding Agenda Items <i>See public comment registration information and rules at https://www.parklandhospital.com/board-of-managers</i> 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 2026-09-23 HOMES	3	1	Chair
B. Appropriate Action Regarding Minutes 2026-10-12 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.	HRSA Compliance Manual Requirements: Chapter 17- Budget Requirements	16	3	Kyla Rankin
E.	HOMES CY2027 HRSA Budget Approval	20	15	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 2026-09-23 HOMES

Minutes of the Board of Managers HOMES meeting of the Dallas County Hospital District, held Wednesday, September 23, 2026, scheduled for 12:50 pm or directly following the Annual Compliance Training Session, 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 12:11 pm.

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

Board Members not present: Byron Cryer, MD and Jeff Tillotson, JD.

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

Brad Nitschke, Chief Legal Officer
Brett Moran, Chief Health Officer
Donna Richardson, EVP & Chief Nursing Officer
Felicia Miller, EVP & Chief Talent Officer
Fred Cerise, President & Chief Executive Officer
Edmundo Castaneda, EVP & Chief Operation Officer
James Perez, VP Clinic Operations
Jessica Hernandez, Chief Health Equity Officer
Joseph Chang, Chief Medical Officer
Kareem AbdelFattah, VP & Assoc. Chief Medical Officer
Keri Disney-Story, VP Clinical Finance
Kyla Rankin, HOMES Project Director
Michelle Ng, Associate Admin – Garland
Morgan Simmons, Governance Program Manager
Saul Cordero, SVP & Chief Governance & Strategy Officer
Travis Smith, Chief Financial 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 2026-08-26 HOMES

Yasmin Simon motioned for the approval of the Consent Agenda. Todd Furniss 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 operational update, noting three vacant FTE positions remain under active recruitment. Fixed-site planning continues, with the Salvation Army location progressing toward spring 2027 construction completion. Mobile unit operations remained stable with minimal disruption from vehicle downtime. Community outreach efforts are focused on seasonal flu vaccination events, with activity expected to meet or exceed the prior year. Kyla also reported continued engagement with community partners and no anticipated operational changes at existing partner locations.

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

Kyla Rankin presented the August financial update, reporting 3,061 monthly visits, 7.4% below budget. Expenses were 7.5% favorable to budget, while charges exceeded budget by 27.5%. Year-to-date visits remained 2.6% below budget, while expenses were 9.9% favorable and charges exceeded budget by 26.8%.

- 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, 2026, at 11:30 AM with a hybrid option available.

D. Review and Discuss Provisions of the Health Resources and Services Administration (HRSA) Regarding the FY27 Expanding Nutrition Services (ENS) Grant and Budget

Kyla Rankin reported that the FY27 Expanding Nutrition Services Grant application was submitted, with award notification anticipated by December 1st 2026. The proposed program would expand nutrition services through group education and disease-specific nutrition support. The grant budget primarily supports existing staff, with additional funding allocated to travel, supplies, training, and indirect costs.

Kyla Rankin reviewed the proposed FY2027 HRSA Expanding Nutrition Services Grant budget. The request totals \$349,420 for Year 1 and \$341,715 for Year 2. Funding primarily supports personnel and fringe benefits, with additional allocations for travel, supplies, training, and indirect charges to support implementation of the proposed nutrition services program. Kyla mentioned there are no new FTEs included in this budget allocation.

Ramon Miguez motioned to approve the ENS Grant Budget as presented. Todd Furniss seconded. The motion passed unanimously.

E. Review and Discuss Compliance Quarterly Report Regarding Policy Revisions, Code of Conduct, and FY27 Compliance Work Plan Focus Areas

James Perez presented the Compliance Report on behalf of Melanie Roberts, noting that compliance activities are evaluated across the system. James reviewed privacy policy revisions designed to align requirements and practices across the organization, as well as continued ethics awareness and education efforts. He discussed development of the FY27 Compliance Work Plan, informed by leadership risk assessments, external enforcement activity, and internal data. Key areas under review include the 340B Program, privacy, correctional health, and other system compliance activities. James also reviewed compliance risk assessment methodology, exclusion screening, conflicts of interest disclosures, audit activities, and investigation metrics. Information privacy remained a significant area of focus. The investigation dashboard reflected seven total cases, five of which were closed, with matters involving workplace respect, business integrity, and appropriate use of corporate resources.

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 12:25 pm.

SO RECORDED:

Vincent Hall
Chair

Brad Nitschke, JD
Assistant Secretary

Appropriate Action Regarding Minutes 2026-10-12 HOMES Advisory Board



HOMES ADVISORY BOARD MEETING MINUTES

Date: 10/12/2026

Time: 11:30

Location: Moody Outpatient Center/Zoom

Page | 1

Facilitators: Kyla Rankin

Attendees							
x	Kyla Rankin	x	Charsha Crump	x	Farida Minner	x	Wanda Wonzer
x	Dolores Diaz	x	Margie Roberts		Marjorie Petty	x	Rebecca Hickom
x	Donna Persaud		Elfreida Cole	x	Vicki Gies	x	Casen McMahan
x	Micheal Gilot	x	Tim Grigsby		Dochele Jennings	x	Shirrita Thrash
Guests							
Agenda Item/ Presenter		Discussion					Action items
	Minutes	Minutes approved by Ms. Hickom and Mr. Gilot.					
	Staffing	Posted positions currently are a mobile medical unit driver, medical practice assistant and a medical director. Dr. Persaud will be retiring in January 2027 but we do have a lead physician that will help the clinical team on any issues. The dental position has been offered and waiting to hear on starting date.					
	Operations	- The Salvation Army site will start seeing patients in October 2027. PD&C will have a walk-thru tomorrow. - Stewpot is work in progress; construction has not started yet. Hopefully we can move in by April/May 2027. - September was the month of patient satisfaction surveys. We had a very good collection with plenty of positive kudos, patients grateful for the team and received positive feedback about the new dentist. - Mobile medical units have had issues, but we continue working with fleet maintenance to schedule any repairs needed. Starlink will be installed on two of the mobile units this week. We are planning on using the mobile units that go to our farther sites like Soul's Harbor. - Our new mobile unit is expected to arrive at the end of October. This unit is not increasing fleet but replacing one of our current units.					
	Scorecard	We did not meet our productivity for our August scorecard. A couple of the reasons is because of the Stewpot transition and also we had hired a new behavioral health person and a couple of months after starting she had to go on FMLA. We will not meet our number for Parkland but we are under our expense budget. Our overtime was up in August due to having two drivers out (one vacancy and one staff on FMLA).					
	Ambulatory Care Update	- Leaders have received the results of the employee satisfaction survey. Leadership will meet soon with regard to the results and figure out the next steps. - Flu season has arrived and we have started our flu outreaches. - Employee evaluations - Parkland has kicked off EPIC ReAlign. We have had EPIC since around 2009 and many changes have been made so we are going to reset it. For our staff, workflow could look different, but the team knows to expect training.					



HOMES ADVISORY BOARD MEETING MINUTES

Date: 10/12/2026

Time: 11:30

Location: Moody Outpatient Center/Zoom

Page | 2

Facilitators: Kyla Rankin

		- Our current COO is restructuring and eliminating James Perez's position. The position will be posted. - HOMES leadership received the Press Ganey Survey scores and will meet with OTM and how we align as a team. - Currently, we are running four PI projects at the same time. We started in August during our staff meetings. The purpose is to improve collaboration, develop front line team-based competence, and foster "buy in" from staff. In August, we formed teams and came up with a team name, created measurable project aim and examined workflow. In September, each team discussed learnings, issues and predictions on assessments and discussed team next steps. In the October meeting, teams will reassess and discuss next steps.	
	HRSA Update	- NCC submission is due on October 19th - Submission for FY27 Expanding Nutrition Services Grant (ENS) was submitted on 9/9/26. Award notification comes out on 12/1/26 for January 2027 start date.	
	HOMES in the community	- Flu outreach has started and we have 23 outreach events planned. In September, we had six events and 65 patients. In October so far, we have had four events and 27 patients. Sometimes we lose patients because other organizations go out and provide the flu shot earlier than us. - Feast of Sharing is scheduled for November 13th. - One of our drivers, DA supervisor and Dental assistant participated in the Future in Focus event. We had our mobile dental clinic and greeted students and let them know about the work that is done.	
	Housing Forward update	- Ms. Hickom talked to the board about Dallas County Proposition A. This would be a tax increase, 2.4 cents, so would be around \$60 annually but this would help expand job support, mental health and addiction treatment, emergency services to get people off the streets and housing and intensive support for people with the greatest needs. There has been a 25% decline in street homelessness. Early voting starts on 10/19 and if you have any questions please visit dallascountyhomelessolutions.com	
	Miscellaneous	- Ms. Wonzer shared an invitation the grand opening of the Forest Venue Theater on 11/1/26 at 5:30pm. - Ms. Gies also invited the board the Fall Neighborhood Night Out on 11/16/26 at the Southeast Irving Community.	
	Next meeting	- Next meeting will be the Joint CAB Holiday Luncheon on December 4, 2026.	



Homeless Outreach Medical Services Program Monthly Update Report - October 2026

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

October 28, 2026

Operations Updates

▶ Staffing

- ▶ 1.0 FTE Dental Assistant
- ▶ 1.0 FTE Medical Practice Assistant
- ▶ 1.0 FTE Mobile Medical Unit Driver

▶ Fixed Site Updates

- ▶ The Stewpot
- ▶ The Salvation Army

▶ Mobile Unit Updates

- ▶ Starlink

▶ Outreach

▶ Employee Engagement

October 28, 2026

Management & Finances – September

14

FY	Month				Year to Date			
	Actual	Budget	Variance	% Var	Actual	Budget	Variance	% Var
Metrics								
Visits	2770	3033	(263)	(8.7%)	35,851	37,000	(1149)	(3.1%)
Expenses	\$698,045	\$774,290	\$76,245	9.8%	\$8,469,749	\$9,398,535	\$928,786	9.9%
Charges	\$3,125,876	\$2,110,493	\$1,015,384	48.1%	\$33,091,215,	\$25,743,683,	\$7,347,532	28.5%
Revenue	\$77,333				\$964,022			
Commercial	\$895				\$15,445			
Medicaid	\$55,531				\$671,025			
Medicare	\$20,907				\$277,542			
FTE	59.92				53.17			
FTE - OT	1.01	1.12	0.11	10.1%	1.11	1.12	0.01	1.0%

October 28, 2026

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

Governance

- HOMES Advisory Board Meeting

Monday, October 12, 2026

7 members present

Parkland Board member present

5 HOMES staff members present

- Next meeting

Parkland Joint CAB-December 4th

October 28, 2026

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 CY2027 Budget

BUDGET NARRATIVE	Grant #:			
CY 2027	H80CS00039			
REVENUE		Year 4: Federal Request	Year 4: Non-Federal Resouces	Year 4 Total
SAC Grant Request		\$3,675,132	\$0	\$3,675,132
Applicant Organization		\$0	\$6,270,185	\$6,270,185
State Funds		\$0	\$0	\$0
Local Funds		\$0	\$0	\$0
Other Federal Funding		\$0	\$0	\$0
Other Support		\$0	\$0	\$0
Progam Income		\$0	\$809,305	\$809,305
Total Revenue		\$3,675,132	\$7,079,490	\$10,754,622

October 28, 2026

HOMES HRSA CY2027 Budget

EXPENSES				
		Year 4: Federal Request	Year 4: Non-Federal Resources	Year 4 Total
Personnel				
Total Personnel		\$ 2,369,290	\$ 4,491,861	\$ 6,861,151
Total Fringe Benefits	33.90%	\$ 803,189	\$ 1,522,741	\$ 2,325,930
Total Travel		\$ 25,000	\$ 11,957	\$ 36,957
Total Supplies		\$ 177,000	\$ 277,320	\$ 454,320
Total Contractual		\$ 40,000	\$ 5,000	\$ 45,000
Total Other		\$ 5,100	\$ -	\$ 5,100
Total Direct Charges		\$ 3,419,579	\$ 6,308,878	\$ 9,728,457
Approved ICRA 43%; only 7.47323% charged to federal grant		\$ 255,553	\$ 770,612	\$ 1,026,165
TOTAL		\$ 3,675,132	\$ 7,079,490	\$ 10,754,622

October 28, 2026

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?

October 28, 2026