MEMBERS PRESENT  Annamarie Buller, Juan Daniel Castro, Sadie Erickson, Rich Kogelschatz, Gustavo Rotondaro, Angie Sanborn, Kim Sims, Rick Stevens, Troy Stressman, Lee Nelson Weber, Renee Williams

MEMBERS ABSENT  Kyle Irwin, Kellie Kitchen, Gil Segovia, Francine Gaston

STAFF PRESENT  Kim Cross, David DeVelder, Rebecca Long, Zoe Post, Steve Recker, Justin Rhodes, Jenn Schaub, Denny Sturtevant, Stephen Wooden

The board meeting convened via conference call at 7:32 AM.

MISSION MOMENT  Kayla Morgan, a local activist and mother of three, will likely soon become the Dwelling Place Regional Community Land Trust’s first homebuyer. Despite growing up in foster care and experiencing homelessness with her sons, Ms. Morgan found full-time employment and a rental apartment on Michigan Ave. Seeking permanent housing, she was approved for a mortgage but could not find an affordable home in Grand Rapids until she learned about the CLT. She has toured two Grandville Home houses and hopes to purchase one in the near future. Ms. Morgan looks forward to spending more time with her family as she will not need to work as many hours to afford her home.

APPROVAL OF CONSENT AGENDA  The consent agenda for the April 7, 2021 meeting contained the following items:
1. Board of Directors minutes (02/03/21)
2. Committee minutes:
   a. Executive Committee Minutes (01/12/21)
   b. Finance Committee Minutes (01/27/21)
   c. Marketing & Development Committee Minutes (12/16/20)
   d. Marketing & Development Committee Minutes (01/26/21)
   e. Marketing & Development Committee Minutes (02/23/21)
   f. RED & Asset Management Committee Minutes (12/14/20)
   g. RED & Asset Management Committee Minutes (01/11/21)
   h. RED & Asset Management Committee Minutes (02/08/21)
   i. Resident Engagement Committee Minutes (01/20/21)
   j. Resident Engagement Committee Minutes (02/24/21)
   k. Succession Planning Committee Minutes (12/17/20)
   l. Succession Planning Committee Minutes (01/28/21)
   m. Succession Planning Committee Minutes (02/25/21)

The consent agenda was approved by motion of Annamarie Buller, seconded by Angie Sanborn, and carried without objection.

DOCUMENT UPDATES  Committee Descriptions
Following a joint meeting of the Finance and RED & Asset Management Committees and of the Governance and Executive Committees, adjustments clarifying the roles of each body have been made to the committee
descriptions. **Motion to approve these changes was made by Angie Sanborn, supported by Sadie Erickson, and carried unanimously.**

**Vision Statement**
Following significant work by the DEI Committee, the Executive Committee revised the vision statement to reflect a renewed commitment to these goals. **Motion to approve the revised vision statement was made by Rick Stevens, supported by Annamarie Buller, and carried unanimously.**

**CLT Business Plan**
After a year of learning more about CLT functions, the CLT Board approved an updated business plan; a memo outlining changes to the plan, budget, and home purchase price was distributed to the Dwelling Place Board prior to the meeting. **Motion to approve the updated plan was made by Rich Kogelschatz, supported by Lee Nelson Weber, and carried unanimously.**

**Grandville Homes Resolutions**
A set of resolutions to appoint a board of managers for the DP GP LLC, sell Grandville Homes to the CLT, authorize the CLT to allow qualified buyers to purchase Grandville Homes, and authorize the board of managers to execute purchase agreements was put before the board. **The resolutions were approved by motion of Rich Kogelschatz, supported by Rick Stevens, and carried unanimously.**

**2021 Program & Financial Projections**
This annually updated document is not a business plan, but does give a projection of the organization’s financial and programmatic goals. **Motion to approve this document was made by Rick Stevens, supported by Angie Sanborn, and carried unanimously.**

**RESIDENT SURVEY PRESENTATION**
Staff presented the results of the 2020 resident satisfaction survey, which was brought in-house this year for more accurate and property-specific results. Though not necessarily conclusive, the results can be used to identify areas of strength and opportunities for improvement. Additionally, the data is used for NeighborWorks reporting and staff performance metrics.

The survey was broken into two sections—apartment management and resident engagement—and included an optional demographics section. The demographic data closely resembled the demographic makeup of the Dwelling Place portfolio.

The chart below indicates how the portfolio performed on its goals:

<table>
<thead>
<tr>
<th>Goal</th>
<th>Full Portfolio</th>
<th>Properties</th>
</tr>
</thead>
<tbody>
<tr>
<td>80% Satisfaction Rate</td>
<td>80% Overall Satisfaction Rate</td>
<td>17 Properties (50%) met this goal.</td>
</tr>
<tr>
<td>20% Response Rate</td>
<td>33% Portfolio Response Rate</td>
<td>25 Properties (74%) met this goal.</td>
</tr>
<tr>
<td></td>
<td>37% Average Response Rate</td>
<td></td>
</tr>
<tr>
<td>5 or more Responses</td>
<td>398 Total Responses</td>
<td>32 Properties (94%) met this goal.</td>
</tr>
</tbody>
</table>
The survey results were presented to the Resident Engagement Committee and staff received information on the portfolio as a whole along with property-specific snapshots of results. Some properties with a Resident Leadership Council may also share results with these bodies to improve resident experience. The Board can request further analysis of the survey data if it would prove useful for future board or committee decisions.

**UPDATES & ANNOUNCEMENTS**

The Succession Planning Committee will review candidate resumes on April 16 and conduct round one interviews on April 26 and 27. A revised CEO job description will be added to the May Board agenda for approval.

Yesterday congressperson Peter Meijer had a tour of downtown Dwelling Place properties in an effort to learn more about affordable housing.

The Executive and/or Governance Committees will be working with the board to conduct a self-assessment in the next few months.

Board members are invited to participate in the Fair Housing Center of West Michigan's annual workshop series on April 22. Board members are also encouraged to join Dwelling Place staff for the First Fridays virtual call series.

**ADJOURNMENT**

The Board of Directors meeting adjourned at 8:49 AM.