

The Housing Authority of Prince George's County, Maryland
Board of Commissioner's Meeting
Monday, November 21, 2022

Minutes

Present:

Commissioners:

Chairwoman Yolanda Hawkins-Bautista
Vice Chair Euron Blackwell
Commissioner Brett Theodos
Commissioner W. Marshall Knight
Commissioner Layton Wilson
Commissioner Cherice Shannon
Commissioner Regina Nadir

Staff:

Ron McCoy, Acting Executive Director, HA
Dawnay Green, RAD Deputy Manager, HA
Belay Ademu, Accounting Services Manager, FAS
Jacqueline Massiah, General Ledger Supervisor, FAS
Karanja Slaughter, Division Manager, HAD
Denise Haffenden, Deputy Manager, HAD
Crystal Harris, Asst. Property Manager, HAD
Dante Clark, Asst. Property Manager, HAD
James McGraw, Development Manager, HA
Crystal Ford, Resident Services, HAD
Ed Davis, Compliance Manager, HA
Gloria O'Neal, Compliance Officer, HA
Nicole Garrett, 504 Manager, HA
Carrie Blackburn Riley, Legal Counsel
Mugure Crawford, HA, Recorder

Guests: Angie Rodgers, DCAO, CEX Office

Location: **Via GO-TO-MEETING Link**
Dial In: 1-(866) 899-4679 **Access Code:** 819-222-557

Call to Order: Chairwoman Yolanda Hawkins-Bautista called the meeting to order at 5:33 p.m. having declared a quorum with the following Commissioners present: Cherice Shannon, W. Marshall Knight, Regina Nadir, Layton Wilson, Vice Chair Euron Blackwell and Commissioner Brett Theodos

Approval of Minutes: Chairwoman Yolanda Hawkins-Bautista called for a motion to approve the October 24, 2022, meeting minutes. Chair Yolanda Hawkins-Bautista called for a motion to approve the minutes. Commissioner Brett Theodos

motioned to approve the minutes and Vice Chair Blackwell seconded the motion. The minutes were approved.

Reports by the Acting Executive Director:

- HCV Manager, Ron McCoy provided the Board with a brief introduction and statement regarding his new role within the Housing Authority as Acting Executive Director. Nathan F. Simms is no longer with the agency as Executive Director.
- Follow up discussion occurred with the Board regarding 3rd party consultants reviewing the current status of the agency.

Housing Choice Voucher Program:

Housing Choice Voucher Program Deputy Manager Dawnay Green presented the HCV report:

- Follow up discussion with Chair Bautista regarding the new format of the HCV report.
- Follow up discussion occurred with Chair Bautista and Commissioner Theodos with several HCV Program columns regarding what they represent and how totals are calculated.
- Follow up discussion occurred with Commissioner Shannon regarding the HCV (FSS) position.
- Follow up discussion occurred with Chair Bautista regarding HCV program hearings, who runs them and how are they conducted.
- Follow up discussion occurred with Commissioner Theodos requesting information should mirror a month-by-month chart report.
- Deputy Manager Dawnay Green followed up with the Board and will provide additional updates during the next BOC meeting.

Resident Fulfillment:

- No new updates at this time for the Resident Fulfillment log

Housing Assistance Division:

Deputy Manager Denise Haffenden presented the HAD report, as follows:

- There were one (1) move-in and thirteen (13) move-outs for the month of October 2022

PHA-wide

- Follow up discussion occurred with Chair Bautista regarding the Cottage City closing timeline.
- Follow up discussion occurred with the Board regarding set up on onsite, in person tours of PH properties.
- Follow up discussion occurred with Chair Bautista regarding a request to send a tracker for REAC repairs to the board.
- Follow up discussion occurred with Chair Bautista regarding feedback of RAD Meetings.
- Follow up discussion occurred with Commissioner Theodos in regard to the question of

any gaps in funding of the Cottage City project. Furthermore, the distance between Owens Road and Cottage City in terms of relocation plans for families.

- Division Manager Karanja Slaughter and Deputy Manager Denise Haffenden addressed Board questions and concerns and will continue to follow up with updates at the next BOC Meeting.

Occupancy/Recertification

- For October, there were (6) re-certifications completed and no new admissions and no transfers. No eviction actions processed. There was no Criminal court appearance. There was no Landlord Tenant Court appearance.
- Denise Haffenden also presented the Vacancy Report for October reporting an overall occupancy rate of 94%.

Resident Services

Resident Services Manager Crystal Ford reported the Resident Services report for October 2022:

- Follow-up discussion occurred with the board regarding Behavioral Healthcare Partners and how they will work with residents. Specifically, Commissioner Regina Nadir asked the question of what types of agencies are HA vetting. Crystal Ford addressed all Board questions and will provide additional updates in upcoming BOC meetings.

Development

James McGraw presented the Development & Modernization Report for October 2022:

- Follow up discussion occurred with the Board regarding Solar RFPs.

Financial Report

Accounting Services Manager Belay Ademu presented the Finance Report and reported on key highlights for the month ending October 31, 2022.

- Follow-up discussion occurred with Chair Bautista regarding the financial performance of HA.
- Follow-up discussion occurred with Commissioner Theodos regarding the financial position of the HCV program.
- Belay Ademu addressed board questions and will provide additional updates at upcoming BOC meetings.

New Business:

- HCV Manager Ron McCoy presented resolution 1383, a Resolution Appointing an Acting Executive Director for the Housing Authority of Prince George’s County. Follow up discussion occurred with the Board, HA Legal Counsel, Carrie Riley, and DCAO Angie Rodgers regarding the process on appointing an Acting Executive Director. Chairwoman Yolanda Hawkins-Bautista called for a motion to table Resolution #1383. The board unanimously approved to table resolution 1383 for further investigation and discussion during a special Board Meeting. Resolution #1383 was tabled for further discussion.
- Extensive follow-up discussion continued about appointment and termination power of the board, succession planning, and the ability to have a closed meeting on the executive director search. Legal Counsel Carrie Riley agreed to provide a memo addressing the board’s concerns. Furthermore, Commissioner Theodos also requested, from the Board Chair, further clarification and justification for scheduling a closed session regarding the appointment and termination of power of the HAPGC Executive Director by the Board.

Unfinished Business:

- None

Public Comments:

- None

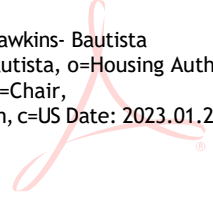
Adjournment:

- Chairwoman Yolanda Hawkins-Bautista motioned to adjourn the public meeting, by unanimous vote, the Board of Commissioners meeting adjourned at 7:42 p.m.

Attest/ Witness:

Yolanda Hawkins- Bautista

Digitally signed by Yolanda Hawkins- Bautista
DN: cn=Yolanda Hawkins-Bautista, o=Housing Authority of
Prince George's County, ou=Chair,
email=yhbaudista@gmail.com, c=US Date: 2023.01.25 16:26:21 -
05'00'



A handwritten signature in black ink, appearing to read "Ron McCoy", is written between two horizontal lines.

Yolanda Hawkins-Bautista/Chairwoman

A handwritten signature in black ink, likely of Yolanda Hawkins-Bautista, is written below her name.

Ron. McCoy/Acting Executive Director
/Secretary

