

The Housing Authority of Prince George's County, Maryland
Board of Commissioner's Meeting
Monday, December 19, 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
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 5:36 p.m. having declared a quorum with the following Commissioners present: Cherice Shannon, Regina Nadir, Layton Wilson, Vice Chair Euron Blackwell Commissioner Brett Theodos, and Commissioner W. Marshall Knight

Approval of Minutes: Chairwoman Yolanda Hawkins-Bautista called for a motion to approve the November 21, 2022, meeting minutes. Chair Yolanda Hawkins-Bautista called for a motion to approve the minutes. Legal Counsel Carrie

Riley noted some edits that needed to be made to the November board minutes. Commissioner Brett Theodos agreed and included concerns regarding page 5 not including enough information on the discussion occurring during the November board meeting regarding termination and appointment of HAPGC's Executive Director. The minutes were not approved. Approval of the November 21 board minutes were tabled. Corrections to the November board minutes will be made and a new vote for approval will occur at the January board meeting.

Reports by the Acting Executive Director:

- Acting Executive Director, Ron McCoy provided the Board with agencywide updates.

Housing Choice Voucher Program:

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

- Follow up discussion occurred with Chair Bautista regarding waitlist preference pulls.
- Follow up discussion occurred with Chair Bautista regarding inviting the Board to HCV events

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 one (1) move-outs for the month of November 2022

PHA-wide

- Follow up discussion occurred with Chair Bautista regarding rent collection and the challenges of working with TM Associates.
- Extensive discussion occurred with the Board, Division Manager, Karanja Slaughter, Denise Haffenden, and Development Manager James McGraw regarding how vacancies are impacting agency bottom line and request a plan to address the issue with the vacant properties.

Occupancy/Recertification

- For November, there were (6) re-certifications completed, two (2) 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 93%.

Resident Services

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

- Follow-up discussion occurred with Chair Bautista regarding the use and services provided from the Tel-Health Triage at Owens Road and Cottage City.
- Follow-up discussion occurred with Legal Counsel Carrie Riley regarding including the proper language when negotiating the relationship with Tel-Health and the use of the Triage on Housing Authority properties.

Development

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

- Follow up discussion occurred with the Board regarding 13701 Laurel Bowie Road and rezoning of property.
- Follow up discussion occurred with the Board and Karanja Slaughter regarding repositioning and GAP funding.
- Follow up discussion occurred with Board regarding Kimberly Gardens water damage repairs and grant funding.

Financial Report

Accounting Services Manager Belay Ademu presented the Finance Report and reported on key highlights for the month ending November 30, 2022.

- Follow-up discussion occurred with Chair Bautista requesting a status update of the agency in terms of transferring money from Operating revenues.
- Follow up discussing occurred with Commissioner Nadir asking a question regarding the sudden change in revenue and what the agency can do moving forward, to improve.
- Follow up discussion occurred with Commissioner Theodos asking a question regarding the Annual Budget and questioning the board participating in voting on the budget.
- Follow up discussion occurred with Commissioner Theodos and Vice Chair Blackwell regarding Public Housing/AR collection. Further discussion

included Karanja Slaughter citing working with TM Associates to distribute increased notices, notifications in person with residents regarding rent collection.

- Follow up discussion occurred with Chair Bautista requesting a representative from TM Associates property management to attend the next board meeting.
- Further discussion occurred with Commissioner Theodos and Commissioner Nadir regarding HAPGC's eviction policy in relation to Prince George's County's eviction policy. The board is requesting a listing of tenants' delinquent in rent without violating privacy laws, as guided by legal counsel Carrie Riley.
- Further discussion occurred with the board regarding overpayments and collection efforts. Acting Executive Director Ron McCoy will follow up with Badaki Law firm and will provide an update.

New Business:

- Compliance Manager Gloria O'Neal presented resolution 1384, a resolution for approval of HAPGC's significant amendment to the Annual Plan: Amending the HAPGC's Admissions and Continued Occupancy Policy Selection Criteria for Public Housing's Waitlist Selection Preferences and Order of Waitlist & Revision to Public Housing's Emergency Transfer procedures. Chairwoman Yolanda Hawkins-Bautista called for a motion to approve Resolution #1384. Commissioner Brett Theodos motioned to approve the resolution and Commissioner Cherice Shannon seconded the motion. Chair Bautista was the only commissioner who voted against approving Resolution #1384 citing continued concerns with some of the old waitlist preferences and requesting a clear definition of what is being deemed as an emergency transfer by the next board meeting. Resolution #1384 was approved.

Unfinished Business:

- Commissioner Brett Theodos expressed concerns regarding the status of where HAPGC is both financially and as it relates to terminating and appointing of an Executive Director for the agency. He requests a report pertaining to governance or executive level staffing be included going forward, as standard part of meetings. Commissioner Theodos is still requesting and expressed disappointment with not having received an update or legal briefing from HAPGC and Prince George's County Government as it relates to appointment and termination of an Executive Director; still

requesting a revised proposal or language on installing an acting Executive Director. Commissioner Theodos expressed that this matter needs to be a high priority. Furthermore, he conveyed frustrations citing the conditions of conducting a public vs. closed session and the justification for a closed session when discussing the state of the agency and the lack of executive level management.

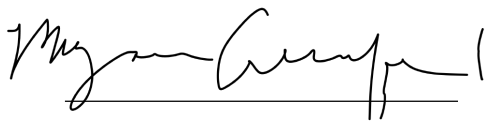
Public Comments:

- None


Adjournment:

- Chairwoman Yolanda Hawkins-Bautista motioned to adjourn the public meeting, by unanimous vote, the Board of Commissioners meeting adjourned at 7:51 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=y/hbautista@gmail.com, c=US
Date: 2023.01.25 16:26:21 -05'00'

Yolanda Hawkins-Bautista/Chairwoman



Ron M. McCoy/
Acting Executive Director/Secretary