

The Housing Authority of Prince George's County, Maryland  
Board of Commissioner's Meeting  
Monday, April 25, 2022

**Minutes**

Present:

Commissioners: Chairwoman Yolanda Hawkins-Bautista  
Vice Chair Euron Blackwell  
Commissioner Layton Wilson  
Commissioner Cherice Shannon  
Commissioner Regina Nadir  
Commissioner Brett Theodos

Staff: Nathan F. Simms Jr., Executive Director, HA  
Ron McCoy, RAD Division Manager, HA  
Dawnay Green, RAD Deputy Manager, HA  
Belay Ademu, FAS Manager, HA  
Jacqueline Massiah, Accounting Manager, HA  
Karanja Slaughter Division Manager, HAD  
Crystal Harris, Asst. Property Manager, HAD  
James McGraw, Development Manager, HA  
Michael Jackson, Development & Modernization, HA  
Ed Davis, Compliance Manager, HA  
Nicole Garrett, 504 Manager, HA  
Carrie Blackburn Riley, Legal Counsel-HA  
Mugure Crawford, HA, Recorder

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 5:32 p.m. having declared a quorum with the following Commissioners present: Cherice Shannon, Regina Nadir, Brett Theodos, Layton Wilson and Vice Chair Euron Blackwell

**Approval of Minutes:** Chairwoman Yolanda Hawkins-Bautista called for a motion to approve the March 28, 2022, meeting minutes. Vice Chair Euron Blackwell motioned to approve the minutes and Commissioner Cherice Shannon seconded the motion. Chair Hawkins-Bautista and Commissioner Layton Wilson abstained from the vote. The minutes were approved.

**Reports by the Executive Director:**

- On April 8, 2022, HAPGC submitted responses to HUD-FHEO based on correspondence received on March 8, 2022. HAPGC will be sending an additional response prior to the end of the month. Copies of all correspondence are available to the Board of Commissioners via SharePoint

**Housing Choice Voucher Program:**

Housing Choice Voucher Program Manager Ron McCoy presented the HCV report:

- No comments or questions were expressed by the Board.

**Resident Fulfillment:**

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

**Housing Assistance Division:**

Assistant Property Crystal Harris presented the HAD report, as follows:

- There were no (0) move-ins and (0) no move-outs for the month of March 2022

**PHA-wide**

- No comments or questions were expressed by the Board.

**Occupancy/Recertification**

- For March, there were (29) re-certifications completed, no new admissions, and no transfers. No (0) eviction actions processed. There was no Criminal court appearance. There were no appearances for Mental Health Court. There was no (0) Landlord Tenant Court appearances.
- Crystal Harris also presented the Vacancy Report for February reporting an overall occupancy rate of 90%
- Further discussion was discussed with the Board and staff regarding the occupancy rate at Cottage City Towers.

**Resident Services**

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

- No comments or questions were expressed by the Board.

## **Development**

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

- No comments or questions were expressed by the Board

## **Financial Report**

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

- No additional comments or questions were expressed by the Board

## **New Business:**

- Executive Director Nathan Simms and Karanja Slaughter, HAD Manager, presented resolution #LHA1362, authorizing the President of Housing Authority of Prince George's County Affordable Housing Development Corporation to take certain actions with respect to The Verona at Landover Hills Project. A request for clarification and further discussion were expressed by the board in order to vote through for final approval. Chairwoman Yolanda Hawkins-Bautista called for a motion to approve resolution #LHA1362. Commissioner Shannon motioned to approve the resolution and Vice Chair Blackwell seconded the motion. Resolution #1362 was approved pending modification and further discussion during a closed Executive session.
- Executive Director Nathan Simms and Karanja Slaughter, HAD Manager, presented resolution #LHA1363, a resolution amending the Administrative Plan to make changes to the Housing Choice Voucher Program Rent Increase Policy. A request for clarification and further discussion were expressed by the board in order to vote through for final approval. Chairwoman Yolanda Hawkins-Bautista called for a motion to approve resolution #LHA1363. Vice Chair Blackwell motioned to approve the resolution and Commissioner Wilson seconded the motion. Resolution #LHA1363 was approved pending modification and further discussion during a closed Executive session.
- James McGraw, Bond and Development Manager presented resolution #LHA1364 a resolution of the Board of Commissioners declaring the official intent of the Housing Authority of Prince George's County to Issue Tax-Exempt Bonds, Notes or Other Evidence of Indebtedness to fund the rehabilitation of the Cottage City Towers apartments. A request for clarification and further discussion were expressed by the board in order to vote through for final approval. Chairwoman Yolanda Hawkins-Bautista called for a motion to approve resolution #LHA1364. Commissioner Theodos motioned to approve the resolution and Commissioner Nadir seconded the motion. Resolution #LHA1364 was approved pending modification and further discussion during a closed Executive session.

## **Unfinished Business:**

- None

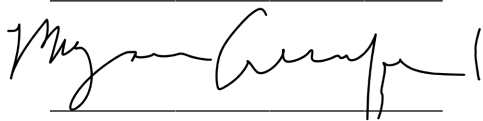
**Public Comments:**


- None

**Adjournment:**

- Chair Bautista motioned to adjourn the public meeting, by unanimous vote, the Board of Commissioners meeting adjourned at 7:23 p.m.

**Attest/ Witness:**

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*Euron Blackwell*  
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Euron Blackwell/Vice Chairman  
  
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Nathan F. Simms, Jr./  
Executive Director/Secretary



