

The Housing Authority of Prince George's County, Maryland
Board of Commissioner's Meeting
Monday, March 23, 2026

Minutes

Present:

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

Staff:

Nicole Garrett, Interim Executive Director, HA
Charlene Wills, General Counsel, HA
Carolyn Floyd, Director HCV Programs, HA
Jacqueline Massiah, Accounting Services Manager, HA
Crystal Harris, Director Property & Asset Management, HAD
Crystal Ford, Community Developer, Client Services, HAD
Jerry Zanelotti, Construction Manager, HAD
Dante Clark, Procurement Officer, HA
Tiffany McNeal, Human Resources
Mugure K. Crawford-Recorder, HA
Janae Lattimore-Recorder. HA

Guests:

Location: 9200 Basil Court 2nd Floor Conference Room Largo, Md 20774
Via GO-TO-MEETING Link
Dial In: 1-(866) 899-4679 **Access Code:** 819-222-557

Call to Order: Vice Chairman W. Marshall Knight called the meeting to order in person at 5:32pm declaring a quorum with the following Commissioners present Commissioner Brett Theodos, Commissioner Cherice Shannon, Commissioner Layton Wilson, Commissioner Euron Blackwell, and Commissioner Regina Nadir. Chair Yolanda Hawkins Bautista arrived later during the meeting, attending the meeting and closed session via phone.

Approval of Minutes: Chair Bautista called for a motion to approve January and February 2026 minutes. Commissioner Knight called for a motion to approve the minutes. Commissioner Shannon motioned to approve the minutes and Commissioner Blackwell seconded the motion. The January/February board minutes were approved.

Interim Executive Director Report:

- Interim Executive Director Nicole Garrett briefed the board on agency updates Agency Audit update, noting the agency is still awaiting responses from the Auditor.
- Updates included opening of the PBV Waitlist. Ms Garrett also presented the final numbers on Waitlist Applications by State.
- Follow up discussion occurred with Commissioner Shannon regarding the Executive Director Candidate Search. Ms Garrett stated to the board that YSCOUTS is the official search firm assisting with this process for the Agency.
- Follow up discussion occurred with Commissioner Theodos regarding receiving response from the Federal Government regarding the Congressional inquiry/letter addressed to the agency.

Development

Development and Modernization Consultant, Ray Nix was not present to present the Development & Modernization report for February 2026:

- Interim ED Garrett presented Development updates on behalf of Mr Nix noting there were no new updates. Three developers have downloaded the RFI, however no one has applied to the current RFP regarding redevelopment of Cottage City Towers.

Procurement

- Procurement Officer, Dante Clark presented the Procurement Report for the month of February 2026:
- Further discussion occurred with Vice Chair Knight regarding any submissions received for the RFP for legal services and Developer Partner for CCT. Vice Chair Knight requests a copy of the scope of work for Legal Services.

Housing Choice Voucher Program:

HCV Division Manager, Carolyn Floyd presented the HCV Report for the month of February 2026 as follows:

- Follow up discussion occurred with Vice Chair Knight regarding HUD new rules regarding the verification of citizenship status according to HUD notice.
- Follow up discussion occurred with Commissioner Theodos regarding EHV applicants.

Housing Assistance Division:

Crystal Harris, Director of Property & Asset Management presented the HAD report for the month of February 2026 as follows:

- There were four (4) move-ins and no (0) move-outs for the month of February 2026

PHA-wide

- No Further discussion occurred from the Board.

Occupancy/Recertification

- Ms. Harris presented the Vacancy Report for February reporting an overall occupancy

rate of 81%.

Client Services

Crystal Ford presented the Client Services report for February 2026 as follows:

- Follow up discussion occurred with Commissioner Theodos and Knight regarding SNAP benefits workforce development program.

Resident Fulfillment Log

- No new updates currently for the Resident Fulfillment log

Financial Report

Accounting Services Manager, Jacqueline Massiah reported on key highlights for the month ending February 28, 2026:

- Further discussion occurred with the Board regarding HCV Grant Income

New Business

- None

Public Comments:

- None

Adjournment

- Vice Chair W. Marshall Knight motioned to adjourn the public meeting at 6:19pm to vote to go into closed session to discuss personnel and legal matters. By unanimous vote, the Board of Commissioners meeting adjourned the public meeting at 6:20pm. At 6:21pm voting occurred to go into closed session, by unanimous vote the Board of Commissioners voted to go into closed session. The closed session started at 6:25pm. At 7:55pm Vice Chair Knight motioned to adjourn the closed session and vote to open back the public meeting. By unanimous vote the Board of Commissioners adjourned the closed session. The Board voted unanimously to open back up the public session. Vice Chair Knight then motioned to adjourn the public meeting at 7:57pm. By unanimous vote, the Board of Commissioners adjourned the public meeting at 7:58pm.

Attest/ Witness:

Margaret Crawford



W. Marshall Knight
Vice Chair


Nicole G. Garrett
Interim Executive Director/Secretary