

The Housing Authority of Prince George's County, Maryland
Board of Commissioner's Meeting
Monday, May 18th, 2026

Minutes

Present:

Commissioners: **Chairwoman Yolanda Hawkins Bautista**
Vice Chair W. Marshall Knight
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 Asset & Property Management, HAD
Crystal Ford, Community Developer, Client Services, HAD
Ray Nix, Development Consultant
Jerry Zanelotti, Construction Manager, HAD
Dante Clark, Procurement Officer, HA
Alana Speed-Harris, 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: Chair Yolanda Hawkins Bautista called the meeting to order in person at 5:32pm declaring a quorum with the following Commissioners present Commissioner Brett Theodos, Vice Chair W. Marshall Knight, Commissioner Layton Wilson. Commissioner Cherice Shannon attended the meeting virtually

Approval of Minutes: Chair Bautista called for a motion to approve the April Board minutes. Commissioner Shannon called for a motion to approve the minutes. Commissioner Theodos seconded the motion. Vice Chair W. Marshall abstained from the vote. The April board minutes were approved.

Interim Executive Director Report:

- Interim Executive Director Nicole Garrett briefed the board on agency updates; provided additional updates via Executive Session.

- Chair Bautista announced to staff the Board selection for the New Executive Director for HAPGC will be announced at the June 22nd Board Meeting.

- **Development**

Development and Modernization Consultant, Ray Nix presented the Development & Modernization report for April 2026:

- No further discussion occurred from the Board

Procurement

- Procurement Officer, Dante Clark presented the Procurement Report for the month of April 2026:
- Follow up discussion occurred regarding the release dates for Auditing Services & Maintenance, and Plumbing & Electrical RFQ's. Follow up discussion occurred with Commissioner Theodos also.

Housing Choice Voucher Program:

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

- Follow up discussion occurred with Chair Bautista regarding HOTMA & Inspections. Follow up discussion occurred with Commissioner Theodos regarding Waitlist Updates. Carolyn Floyd addressed all questions by the Board.

Crystal Harris, Director of Property & Asset Management was not present to report the HAD report for the month of April 2026 but submitted the following updates:

- There were no move-ins and three (3) move-outs for the month of April 2026

PHA-wide

- Follow up discussion occurred with the Board regarding CDBG at Marlborough Towne project, Kimberly Gardens NSPIRE repairs, and Public Housing Waitlist pulls. Crystal Harris addressed all questions by the Board.

Occupancy/Recertification

- The Vacancy Report for April reporting an overall occupancy rate of 83%.

Client Services

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

- Follow up discussion occurred with Chair Bautista regarding HAPGC Summer Activities for the youth. Follow up discussion occurred with Commissioner Theodos regarding FSS Services. Crystal Ford addressed all questions from the Board.

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 April 30, 2026:

- Follow up discussion occurred by the Board regarding follow up with the OPEB issue and number of HAPGC employees.

New Business

- None

Public Comments:

1. **Katrina Harrison-HCV Landlord**- Expressed frustrations regarding the process for submitting rental increase on her property. Carolyn Floyd addressed Ms Harrison and will set up additional follow up call to discuss.
2. **Jaiel Mosley-HCV Waitlist Participant**- Expressed frustrations with receiving an updated on her status on the HCV waitlist. Ms. Mosley is requesting directions on the process and next steps. Carolyn Floyd will schedule time to speak with Ms. Mosley
3. **Raquel Cosby-HCV participant**- Requesting advice on how best to communicate with Rental Specialist. Ms Floyd will follow up with client.
4. **Angela Garner**-Ms Garner joined virtually however had technical difficulties proceeding on the call. Staff will contact Ms Garner for follow up.
5. **Generic Comment**-Expressed regarding complaints about the handling of agency phone calls/responsiveness from HAPGC staff.

Adjournment

- Chair Bautista motioned to adjourn the public meeting at 6:49pm to vote to go into closed session to discuss appointments, employment, acquisition of property, and to discuss public security. By unanimous vote, the Board of Commissioners meeting adjourned the public meeting at 7:00pm. At 7:01pm 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 7:03pm. At 7:45pm Chair Bautista 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. Chair Bautista then motioned to adjourn the public meeting at 7:53pm. By unanimous vote, the Board of Commissioners adjourned the public meeting at 7:55pm.

Attest/ Witness:



**Yolanda Hawkins
Bautista**

Yolanda Hawkins-Bautista

Chairwoman



Nicole Garrett (Jul 1, 2026 09:48:14 EDT)

Nicole G. Garrett

Interim Executive Director/Secretary

Digitally signed by Yolanda Hawkins Bautista
DN: cn=Yolanda Hawkins Bautista, o=HAPGC,
ou=Chair of the Board of Commissioners,
email=boardhapgc@gmail.com, c=US
Date: 2026.06.30 18:21:27 -04'00'