The Housing Authority of Prince George's County, Maryland
Board of Commissioner's Meeting
Monday, October 26th, 2026

Minutes

Present:

Commissioners:	**Chair Yolanda Hawkins Bautista**
	Vice Chair W. Marshall Knight
	Commissioner Euron Blackwell
	Commissioner Brett Theodos
	Commissioner Cherice Shannon
	Commissioner Layton Wilson
	Commissioner Regina Nadir
Staff:	**Regina Stone-Mitchell, Executive Director, HA**
	Nicole Garrett, Associate Director, HA
	Charlene Wills, General Counsel, HA
	Carolyn Floyd, Director HCV Programs, HA
	Jacqueline Massiah, Accounting Manager, HA
	Crystal Harris, Director Property & Asset Management, HAD
	Crystal Ford, Community Developer, Client Services, HAD
	Ray Nix, Development Consultant
	Dante Clark, Procurement Officer, HA
	Mugure K. Crawford-Recorder, HA
	Janae Lattimore-Recorder. HA
Location:	**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 at 5:36pm declaring a quorum with the following Commissioners present Commissioner Brett Theodos, Commissioner Layton Wilson, Commissioner Regina Nadir, Commissioner Cherice Shannon, and Commissioner Euron Blackwell(online), and Vice Chair W. Marshall Knight

Approval of Minutes: Chair Hawkins-Bautista called for a motion to approve September 28th, 2026, Board minutes. Commissioner Shannon called for a motion to approve the minutes. Commissioner Theodos seconded the motion. Commissioner Regina Nadir abstained from the vote. The September board minutes were approved.

Interim Executive Director Report:

- Executive Director Regina Stone-Mitchell briefed the board on agency updates.

- Executive Director Mitchell briefed the board on the upcoming HUD/RAD on the Road demonstration in person Meeting in Alexandria Virginia being held on Tuesday October 27, 2026.

- **Development**

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

- Follow up discussion occurred with Chair Bautista regarding the scope of work, debt, and related items regarding Cottage City Towers.
- Follow up discussion occurred with Commissioner Theodos regarding the status of relocation with Hamel the general contractor on the Cottage City Towers project.

Procurement

- Procurement Officer Dante Clark presented the Procurement Report for the month of September 2026:
- Follow up discussion occurred regarding the use of the CDBG Award used on the roofs and units at Kimberly Gardens.

Housing Choice Voucher Program:

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

- Follow up discussion occurred with Commissioner Theodos regarding the timeline of any changes/progress regarding the HCV Shortfall.

Crystal Harris, Director of Property & Asset Management, reported brief HAD updates for the months of September 2026, with the following updates:

- There were two (2) move-ins and nine (9) move-outs for the month of September 2026

PHA-wide

- Follow up discussion occurred with the Board regarding first day updates with the opening up of the Public Housing Waitlist Event on October 26th, 2026

Occupancy/Recertification

- The Vacancy Report for September reporting an overall occupancy rate of 77%.

Client Services

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

- No Further comments or questions occurred with the Board.

Resident Fulfillment Log

- No new updates currently for the Resident Fulfillment log

Financial Report

Jacqueline Massiah reported on key highlights for the month ending September 30th, 2026:

- No Further comments or questions occurred with the Board

New Business

- No New Business

Public Comments:

- No Public Comments

Adjournment

- Chair Bautista motioned to adjourn the public meeting at 6:24pm to vote to go into closed session to discuss appointments and employment. By unanimous vote, the Board of Commissioners meeting adjourned the public meeting at 6:25pm. At 6:28pm 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 6:35pm. At 7:48pm 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 at 7:49pm. Chair Bautista then motioned to adjourn the public meeting at 7:50pm. By unanimous vote, the Board of Commissioners adjourned the public meeting at 7:52pm.

Attest/ Witness:

Yolanda Hawkins Bautista
Chairwoman

Regina Stone Mitchell
Executive Director/Secretary