

The Housing Authority of Prince George's County, Maryland
Board of Commissioner's Meeting
Monday, February 23, 2023

Minutes

Present:

Commissioners:

Chairwoman Yolanda Hawkins-Bautista
Vice Chair Euron Blackwell
Commissioner W. Marshall Knight
Commissioner Layton Wilson
Commissioner Regina Nadir

Staff:

Ron McCoy, Acting Executive Director, HA
Dawnay Green, RAD Deputy Manager, HA
Belay Ademu, Accounting Services Manager, FAS
Karanja Slaughter, Division Manager, HAD
Denise Haffenden, Deputy Manager, HAD
Dante Clark, Asst. Property Manager, HAD
Crystal Ford, Resident Services, HAD
Ed Davis, Compliance Manager, HA
Nicole Garrett, Fair Housing Officer, HA
Alana Speed Harris-HR Manager, 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: Commissioner Knight called the meeting to order at 5:40pm on behalf of Chair Bautista who was experiencing technical difficulties and joined the meeting shortly after having declared a quorum with the following Commissioners present: Regina Nadir, Layton Wilson, Vice Chair Euron Blackwell.

Approval of Minutes: Commissioner Knight called for a motion to approve the January 23, 2023 minutes. Commissioner Nadir motioned to approve the minutes and Commissioner Wilson seconded the motion. The minutes were approved.

Reports by the Acting Executive Director:

- Acting Executive Director, Ron McCoy provided the Board with agencywide updates.
- Compliance Manager Ed Davis provided compliance updates for HA.
- Follow up discussion occurred with Commissioner Knight asking when Language Access training will occur/rescheduled for staff.

Housing Choice Voucher Program:

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

- No follow-up questions or concerns were expressed by the Board.

Resident Fulfillment:

- No new updates currently for the Resident Fulfillment log

Housing Assistance Division:

Deputy Manager Denise Haffenden presented the HAD report, as follows:

- There were no move-in and no move-outs for the month of January 2023

PHA-wide

- No follow up questions or concerns were expressed by the board.

Occupancy/Recertification

- For January, there were (16) re-certifications completed, no 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 January reporting an overall occupancy rate of 93%. There was a typo in this report that has since been corrected and provided to the board.

Resident Services

Resident Services Manager Crystal Ford reported the Resident Services report for January 2023:

- No comments or questions were expressed by the Board.

Development

James McGraw presented the Development & Modernization Report for January 2023:

- Follow up discussion occurred with the board requesting additional updates on GAP Funding. Division Manager Karanja Slaughter responded.

Financial Report

Accounting Services Manager Belay Ademu presented the Finance Report and reported on key highlights for the month ending January 31, 2023.

- Follow-up discussion occurred with the board requesting a timeline that shows

the affects on the Financial Performance of the Housing Authority.

- Follow-up discussion occurred with the board requesting information on cost saving measures within the agency to increase revenue.

• **New Business:**

- Acting ED Ron McCoy presented resolution 1385, a resolution authorizing the Acting Executive Director to Award up to (58) Project Based Vouchers. Commissioner Knight expressed frustrations with not receiving the board report in sufficient enough time to review the resolution. Resolution 1385 was tabled until the March board meeting along with Resolution 1386, a resolution approving the authorization of the HAPGC award contract for services related to Construction Management Services. Ron McCoy apologized for late distribution of the February board report and will send the March report in enough time for the board to review/comment on any documents prior to the March board meeting.

Unfinished Business:

- None

Public Comments:

1. Francine Sizer (Cottage City Towers)- Ms. Sizer attended the February board meeting an expressed frustrations with the current property management company, TM Associates. She also expressed concerns with not being aware of Al Coley Day, an event in commemoration of the work and service of previous HAD manager, Alvin Coley. HA staff responded and will provide an update regarding TM Associates as well as alerting residents of public housing events.
2. Katie Danzy (Cottage City Towers)-Ms. Danzy asked a question regarding the delay in the renovations in her unit. Acting Executive Director Ron McCoy responded and will have HA staff collectively reach out to residents to update everyone on property renovations. Division manager Karanja Slaughter also responded with a brief update alerting Ms. Danzy of a June 2023 timeline regarding renovations.

Adjournment:

- Commissioner Knight motioned to adjourn the public meeting, by unanimous vote, the Board of Commissioners meeting adjourned at 7:38 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=yihbautista@gmail.com, c=US
Date: 2023.05.11 15:53:17 -04'00'

Yolanda Hawkins-Bautista/Chairwoman



Ron M. McCoy/
Acting Executive Director/Secretary