

The Housing Authority of Prince George's County, Maryland
Board of Commissioner's Meeting
Monday, September 25, 2023

Minutes

Present:

Commissioners:

Vice Chair Euron Blackwell
Commissioner Brett Theodos
Commissioner Cherice Shannon
Commissioner W. Marshall Knight
Commissioner Layton Wilson
Commissioner Regina Nadir

Staff:

Ron McCoy, Acting Executive Director, HA
Carolyn Floyd, RAD Program Manager, HA
Will Pass, Accounting Consultant, FAS
Jacqueline Massiah General Ledger Supervisor, FAS
Karanja Slaughter, Division Manager, HAD
Denise Haffenden, Deputy Manager, HAD
Dante Clark, Asst. Property Manager, HAD
Crystal Harris, Asst. Property Manager, HAD
Michael Jackson, Sr. Project Manager, HAD
Thaddeus Green, Development Officer, HAD
Ed Davis, Compliance Manager, HA
Kelvin Jay Noble, Procurement Officer, HA
Alana Speed Harris-HR Manager, HA
Mugure Crawford, HA, Recorder

Guest:

Angie Rodgers-DCAO, CEX Office
Jim Chandler-ADCAO, CEX Office

Location:

Via GO-TO-MEETING Link
Dial In: 1-(866) 899-4679 **Access Code:** 819-222-557

Call to Order: Commissioner W. Marshall Knight called the meeting to order at 5:37pm on behalf of Chairwoman Bautista's absence due to illness, having declared a quorum with the following Commissioners present: Commissioners Brett Theodos along with Commissioners Regina Nadir, Layton Wilson, Cherice Shannon, Vice Chair Euron Blackwell present via go-to-meeting conference platform.

Approval of Minutes: Commissioner Knight called for a motion to approve the July 24th, 2023 minutes. Commissioner Shannon motioned to approve the minutes and Vice Chair Blackwell seconded the motion. The minutes were approved.

Reports by the Acting Executive Director:

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- Acting Executive Director, Ron McCoy provided the Board with agencywide updates.
- Mr. McCoy provided the board an update on the Forensic Audit and a special session is still required to be held with the board to discuss. Follow up discussion occurred with the Board on the Forensic Audit report.

Compliance Division:

- Ed Davis, Compliance Manager introduced Compliance division staff, Brian White and Jay Noble who provided division updates for the Compliance department.
- No further comments or questions were expressed by the board.

Housing Choice Voucher Program:

Housing Choice Voucher Program Manager, Carolyn Floyd presented the HCV report on behalf of Dawnay Green:

- No further comments or questions were expressed by the board

Resident Fulfillment:

- No new updates currently for the Resident Fulfillment log

Housing Assistance Division:

Division Manager Karanja Slaughter presented the HAD report, as follows:

- There were no move-ins and no move-outs for the month of September 2023

PHA-wide

- Follow up discussion occurred with Commissioner Knight regarding the work at Kimberly Gardens.
- Follow up discussion occurred with Commissioner Knight and Commissioner Theodos regarding Nspire inspections and the vacancies regarding residents during the roof repair work at Kimberly Gardens. Mr. Slaughter responded to the board's questions.
- Follow up discussion occurred with Commissioner Shannon regarding the Coral Gardens property updates not being presented in the division report. Mr. Slaughter addressed Commissioner Shannon's question.

Occupancy/Recertification

- For September, there were no re-certifications completed, no admissions and (1) transfers. No eviction actions processed. There was no Criminal court appearance. There were no Landlord Tenant Court appearances.
- Mr. Slaughter presented the Vacancy Report for September reporting an overall occupancy rate of 88%.

Resident Services

Crystal Ford presented the Resident Services report for September 2023:

- Follow up discussion occurred with Commissioner Shannon requesting events be also held at the Family sites. Ms. Ford responded to Commissioner

Shannon's question.

Development

James McGraw, Bond & Development Manager presented the Development & Modernization Report for September 2023:

- No further questions or comments were expressed by the Board.

Financial Report

General Ledger supervisor Jacqueline Massiah reported on key highlights, on behalf of Belay Ademu for the month ending August 31, 2023:

- No further questions or concerns were expressed by the board.

New Business:

- HAD Division Manager, Karanja Slaughter presented Resolution 1399, a resolution approving a Resident Agent for the Housing Authority of Prince George's County. Commissioner W. Marshall Knight called for a motion to approve Resolution #1399. Commissioner Theodos motioned to approve resolution #1399 and Commissioner Shannon seconded the motion. Resolution #1399 was approved.

Public Comments:

1. **Renetta Martin-HCV program participant**- presented a question via chat regarding her status with the HCV program. Program Manager Carolyn Floyd responded and will follow up with the client.
2. **RW Jones, from the Can I Live Organization**-requested Commissioner email addresses and asked if the agency has an active Resident Councils for the senior and family sites within HAPGC. Commissioner Shannon responded as the RAB president and confirmed that the agency does have Resident Councils and that she alongside Crystal Ford will work with the sites to proceed with scheduling efforts of the councils. Commissioner Shannon also noted that elections will be coming in November.
3. **Jason Carter, Labor Relations Specialist for AFCSME Council 3**, expressed frustrations with the delay in hiring rental specialists for HAPGC. Addressed HAPGC staff on when and why there has been such a lengthy delay in hiring staff. Acting Executive Director McCoy responded to Mr. Carter and noted that the agency should see movement in this hiring process within the next 30 days.

Additional Board/Staff Comments:


- Commissioner W. Marshall Knight provided the board and staff with an update on the Executive Director candidate search noting that so far five (5) candidates have been interviewed with an additional four (4) forthcoming. Once candidate interviews are completed, recommendations will be made and sent to the CEX office.

Adjournment:

- Commissioner W. Marshall Knight motioned to adjourn the public meeting by unanimous vote, the Board of Commissioners meeting adjourned at at 6:55pm.

Attest/ Witness:





W. Marshall Knight/Board of Commissioner



Ron M. McCoy/
Acting Executive Director/Secretary