

HOUSING COMMISSION OF ANNE ARUNDEL COUNTY  
BOARD MEETING MINUTES  
July 15, 2019

Present: Danny Boyd, Chair  
William Utz, Commissioner  
Sandra Ervin, Commissioner  
Beryle Downs, Commissioner  
Tanya Hill-Brown, Commissioner  
Jerry Benoit, Commissioner  
Pete Smith, Commissioner  
Clifton C. Martin, Chief Executive Officer  
Diane Haislip, Deputy Chief Executive Officer  
Dean Hadjis, Chief Financial Officer  
Gina Dyer, Director of Property Management  
Michael Hale, Director of Modernization  
Christopher Ostovitz, Director of Information Technology  
Carole Ann Brazeal, Executive Administrative Assistant

Teleconference: Carrie Blackburn Riley, Legal Counsel

Absent: Lanita Hillen, Director of Housing Services  
Pam Walton, Director of Housing Resources

Location: HCAAC, 7477 Baltimore-Annapolis Blvd, Third Floor, Glen Burnie, MD 21061  
Quorum Yes

MEETING CALLED TO ORDER AT 11:00 AM  
Meeting called to order at 11:00 a.m. by Chair Boyd.

ACKNOWLEDGEMENT OF GUESTS AND VISITORS

Chair Boyd noted no residents or guests in attendance. No topics were presented for discussion.  
Chair Boyd welcomed 2 new Commissioners to the Board; Mr. Jerry Benoit and Mr. Pete Smith.

APPROVAL OF PREVIOUS MEETING MINUTES – JUNE 2019

Chair Boyd opened the discussion of the June 2019 minutes. No questions and motion made to approve the minutes. Motion made by Commissioner Ervin, seconded by Commissioner Hill-Brown and all in favor.

BUSINESS AGENDA:

Chair Boyd moved on to the first item on the business agenda, Election of Officers.  
Mr. Martin, acting as Pro Term, opened the nominations for Chair and Vice Chair.  
Commissioner Downs nominated Danny Boyd as Chair.  
All Commissioners seconded and unanimous in decision to elect Danny Boyd as Chair of the Board of Commissioners.  
Commissioner Utz nominated Beryle Downs as Vice Chair.  
Commissioner Downs politely declined the nomination.  
Commissioner Utz nominated Sandra Ervin as Vice Chair.  
All Commissioners seconded and unanimous in decision to elect Sandra Ervin as Vice Chair of the Board of Commissioners.

Chair Boyd moved on to the second item on the business agenda, approval of Resolution #664 – Collection Losses for period ending December 31, 2018.  
Chair Boyd asked for a motion to approve Resolution #664. Motion made by Commissioner Utz, seconded by Commissioner Hill Brown and all in favor.

Chair Boyd moved on to the third item on the business agenda, Chief Executive Officer Report.  
Mr. Martin asked Mike Hale, Director of Modernization to give the RAD update. Freetown Village is progressing and nearing completion by the end of the month. We anticipate final walks on all components in June and July. We will have a ribbon cutting later in the summer or fall. An issue arose with the storm water retention pond that is being addressed at this time.

Mr. Martin said Meade Village is now moving quickly toward a possible closing later this year. We have submitted the Financial Plan to HUD and starting dialogue with the investor and others to get the 4% LIHTC applications into DHCD.

Mr. Martin said preliminary work continues on the remaining 4 communities. We have selected the architectural firm for these projects and are now completing pricing for the financing plans to be submitted. Currently, we are also looking to see if there is once again opportunity to increase the number of units on site at Pinewood Village or Glen Square.

Mr. Martin said County Bill 55-19 is considered the Fair Housing Bill (finally) for our county. The County Executive made the announcement at Heritage Overlook, which was extremely good for us. On the other hand, the bill contains language that bans discrimination based on source of income, to include housing choice vouchers. This will put our agency in the spotlight, and not a very nice one. In the past, these discussions put us in on the defensive. Final vote is July 15 at 7pm.

Chair Boyd moved on to the third item on the business agenda, discussion on the HCAAC Brand.

Mr. Martin said he would like the Board to discuss re-branding the HCAAC by looking at possible changes in the names of our communities.

#### REVIEW OF MONTHLY DASHBOARD

Chair Boyd moved on to the Dashboard. Discussion included fleet vehicles, Oakleaf Reserve, Central Office Expenditures, Insurance Claims, Police activity and Vouchers.

#### OLD BUSINESS

Chair Boyd moved on to New Business.

The Personnel Policy is completed and has been issued to employees.

The National NAHRO Exhibition will be in Texas Oct 12 to the 13<sup>th</sup>, 2019.

#### NEW BUSINESS/ANNOUNCEMENTS

Chair Boyd moved on to New Business /Announcements.

The Waitlist opened today.

Need to schedule a Housing Corporation meeting.

#### ADJOURNMENT

Chair Boyd moved to adjourn. Chair Boyd said if there is no other business we will adjourn the regular meeting, Chair Boyd asked for a motion. Commissioner Downs made the motion and the regular meeting was adjourned at 12:41pm.