

HOUSING OPPORTUNITIES COMMISSION OF MONTGOMERY COUNTY

10400 Detrick Avenue
Kensington, Maryland 20895
(240) 627-9425

Minutes

April 3, 2013
13-05

The monthly meeting of the Housing Opportunities Commission of Montgomery County was conducted on Wednesday, April 3, 2013 at 10400 Detrick Avenue, Kensington, Maryland beginning at 4:20 p.m. Those in attendance were:

Present

Roberto Piñero
Sally Roman, Vice Chair
Michael Kator, Chair Pro Tem
Jean Banks
Rick Edson
Pamela Lindstrom
Michael Wiencek

Also Attending

Stacy Spann, Executive Director	Carrie Smith
Ken Tecler, Staff Counsel	Sue Swierdsiol
Kayrine Brown	Bonnie Hodge
Lillian Durham	Jay Demory
Scott Ewart	Lecia Stein
Joy Flood	Darcel Cox
Gail Willison	Michelle Ogunbode
Patrick Mattingly	Ifang Navintranonth
Sandra Boujai	Rose Matthews
Patricia Oliver	Melissa Burger
Tonya Clark	Roya Mansouri
Lorie Seals	Nancy Carlin
Jim Atwell	Juan Garcia
Tara Whicker	Simone Obeid
Dean Tyree	Carolyn Bugnot
Kathy Kramer	Karen Wang
Susan Smith	Geraldine DeMesme
Madera Clark	Daryl Sims
Lynn Hayes	Maria Elena Montero
Grace Hooper	Ken Goldstraw
Louis Chaney	Terri Fowler
Zachary Marks	Gina Smith

Diane Morrison
Sharif Rafiq
Chris Donald

Craig Reed
Charnita Robinson
Steve Lukaczer

Commission Support

Patrice Birdsong, Spec. Asst. to the Commission

IT Support

Dominique Laws
Irma Rodriguez

Guests

Carlos Mellott, MCGEO
Nelvin Ransom, MCGEO

Robert Stewart, MCGEO
Steve Singal, HOC Landlord

The Consent Calendar was approved upon a motion by Vice Chair Roman and seconded by Commissioner Wiencek. Affirmative votes were cast by Commissioners Piñero, Roman, Kator, Banks, Edson, Lindstrom and Wiencek.

I. CONSENT ITEMS

A. Approval of Minutes

- **Approval of Record of Public Hearing of March 13, 2013 on HOC's FY 2014 Agency Annual Plan** – The record was approved as submitted.
- **Approval of Minutes of Regular Meeting of March 13, 2013** – The minutes were approved as submitted.
- **Approval of Minutes of Special Session Meeting of March 28, 2013** – The minutes were approved as submitted.

B. Approval of the Appointment of Brenda L. Wolff as a Board Member of Housing Opportunities Community Partners, Inc. – The following resolution was approved.

RESOLUTION: 13- 20

**RE: Approval of the Appointment of
Brenda L. Wolff as a Board Member of
Housing Opportunities Community
Partners, Inc.**

WHEREAS, the Housing Opportunities Commission of Montgomery County approved the creation of the non-profit Housing Opportunities Community Partners, Inc. (Community Partners) in 1999 to support the residents and programs of the Housing Opportunities Commission; and

WHEREAS, the Board of Community Partners has reviewed and approved the submittal of the name of Brenda L. Wolff as a highly qualified individual to fill the vacancy on the Community Partners Board; and

WHEREAS, since the Housing Opportunities Commission is required by the Community Partners' by-laws to approve board members of Community Partners; and

WHEREAS, Community Partners is nominating Brenda L. Wolff for membership on the Community Partners Board of Directors based on her interest, commitment to service to low-income residents, and her experience as a volunteer mentor with HOC's girls' programs.

NOW, THEREFORE, BE IT RESOLVED by the Housing Opportunities Commission of Montgomery County that the appointment of Brenda L. Wolff to serve as a member on the Board of Directors of Community Partners, Inc. is approved.

- C. **Authorization to Submit FY 2014 Agency Annual Plan** - The following resolution was approved.

RESOLUTION: 13-21

RE: Authorization to Submit FY 2014 Agency Annual Plan

WHEREAS, the Housing Opportunities Commission must and desires to implement the mandatory Annual and Five-Year Plan requirements of the Quality Housing and Work Responsibility Act (QHWRA); and

WHEREAS, the Agency Plan is mandatory under law and regulation.

NOW, THEREFORE, BE IT RESOLVED by the Housing Opportunities Commission of Montgomery County that it approves the Agency Plan and its submission to HUD no later than April 15, 2013, as required by federal regulation.

II. INFORMATION EXCHANGE

- A. **Report of the Executive Director** – Mr. Spann briefly reported on Chair Piñero's inquiry on the new phone systems. Mr. Spann confirmed that the new phone numbers will go live April 22, 2013. The public is being notified of the number changes through various announcements, HOC website and social media.
- Advocacy on Capitol Hill – A large contingent team including some Family Self Sufficiency enrollees/graduates participated in a day-long event advocating on continued support of affordable housing. Mr. Spann reported that it was "hard, sequestration is still in force". This was a very empowering experience for the FSS participants and graduates.

B. Commissioners Exchange

- No reports

C. Community Forum

- Carlos Mellot, MCGEO Field Representative, addressed the Commission on issues regarding the Special Session meeting held on March 28, 2013 regarding the Reduction In Force.
- Robert Stewart, MCGEO Executive Director, also addressed the Commission on the Reduction In Force as it relates to positions that were affected and contracting out for services.
- Commissioner Kator responded and expressed his concern of the accusations of bad faith and disrespect towards the employees. He emphasized that the Commission values the employees and is doing everything possible to continue to maintain and promote positive morale during these difficult economic times.
- Executive Director Spann remarked how the decision was very difficult and that the families that we serve will also be affected by the financial reductions requested by HUD.
- Commissioner Banks shared her experience at the recent NAHRO Conference held in Washington, DC on the affects of the "Big Budget Cuts" and how it's going to be tough as well on the families we serve.
- Chair Piñero ended by reassuring that he understands the process and the tough decisions that have to be made.
- Steve Singal, Attorney and HOC Landlord, wanted to express his appreciation to Mr. Spann and staff for assistance he received.

III. COMMITTEE REPORTS and RECOMMENDATIONS FOR ACTION

A. Adoption of Proposed Amendments to Admissions and Continued Occupancy Policy (ACOP) and the Section Eight Administrative Plan

Joy Flood, Director of Housing Resources, and Lynn Hayes, Assistant Director of Housing Resources, provided information on proposed program changes to the ACOP and Section Eight Administrative Plan that would impact the program operation and to establish a cost reduction balance to match HUD's requirements. A detailed discussion was had on how the proposed changes will impact the program's operation and how the changes will affects the family dynamics.

The following resolution was adopted upon a motion by Vice Chair Roman and seconded by Commissioner Banks. Affirmative votes were cast by Commissioners Piñero, Roman, Kator, Banks, Edson, Lindstrom and Wiencek.

RESOLUTION: 13-22

RE: Adoption of Proposed Amendments to Admissions and Continued

**Occupancy Policy (ACOP) and the
Section Eight Administrative Plan**

WHEREAS, federal statutes and regulations require housing providers to adopt certain policies and permit flexibility in others; and

WHEREAS, the Housing Opportunities Commission aims to ensure fair and equitable treatment of applicants and residents in its housing programs; and

WHEREAS, the Housing Opportunities Commission aims to ensure the efficient use of its housing programs resources; and

WHEREAS, the revisions address the following program areas in the Housing Choice Voucher program: Voucher Payment Standards, Voucher Subsidy Standards, and utility allowances; and

WHEREAS, the revisions address the following program areas in the Public Housing Admissions and Continued Occupancy Policy: Occupancy Standards, unit transfers and grounds for denial.

NOW, THEREFORE, BE IT RESOLVED by the Housing Opportunities Commission of Montgomery County that it adopts revisions as shown on the attached exhibit to the Section Eight Administrative Plan and the Public Housing Admissions and Continued Occupancy Policy (ACOP).

BE IT FURTHER RESOLVED that the Executive Director is authorized to submit the amendments of the ACOP and the Section Eight Administrative Plan to HUD for approval and to prepare amended Agency Plan reflecting the modifications approved in this resolution.

IV. ITEMS REQUIRING DELIBERATION and/or ACTION

A. Presentation of Executive Director's FY'14 Recommended Budget

Mr. Spann gave a brief introduction on how the budget process has been modified. Gail Willison, Chief Financial Officer, and Terri Fowler, Budget Officer, briefed the Commission on the anticipated budgets challenges due to economic changes. The FY '14 Recommended Budget being presented is balanced on reserves.

No action is necessary from the Commission at this time.

V. *FUTURE ACTION ITEMS

Meeting of Magruder's Discovery Development Corporation to be presented at the May 1, 2013 HOC Meeting.

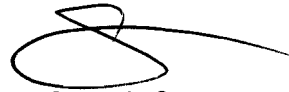
VI. EXECUTIVE SESSION FINDINGS

It was reported that the item before the Commission for consideration in Executive Session involves a land acquisition matter. According to Section 10-508(a)(3) of the State Government Articles of the Annotated Code of the State of Maryland, such items can be discussed in closed session.

Based upon this report and there being no further business to come before this session of the Commission, a motion was made, seconded and unanimously adopted to adjourn.

The meeting adjourned at 5:59 p.m.

Respectfully submitted,



Stacy L. Spann
Secretary-Treasurer

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