

Minutes
GREENBELT DEVELOPMENT CORPORATION
November 3, 2016

Board Members Present: Brodd, Hess, James, Jones, Marcavitch, McFadden, and Skolnik

Excused Absences: Holland, Novinski

Others in Attendance

Eldon Ralph, General Manager

Joe Perry, Director of Finance

Maesha McNeill, Human Resources Manager

Tom Sporney, Director of Homes Improvement Program

Joan Krob, Director of Member Services

Bruce Mangum, Contract Processing

Molly Lester, Audit Committee Member

Henry Haslinger, Audit Committee Member

Altoria Ross, Recording Secretary

President Skolnik called the meeting to order at 7:30 p.m.

1. Approval of Agenda

Motion: To approve the agenda.

Moved: Hess

Seconded: James

Carried: 7-0

2. Approval of Minutes: October 6, 2016

Motion: I move that the Board of Directors approve the minutes for the October 6, 2016 meeting.

Moved: James

Seconded: Brodd

Carried 6-0-1

Abstained: Hess

3. Proposed Revisions to GDC – Parkway Apartments’ Rental Requirements

Staff recently sent GDC’s current policy regarding GDC-Parkway Apartment Rental Requirements to Attorney Ms. Teleford Releford of Whiteford, Taylor and Preston and requested guidance about how we should respond to applicants who have criminal convictions. Ms. Releford revised two paragraphs of the Rental Requirements Policy and made the following comments:

“I made some changes to the language in the Rental Requirements form with regard to convictions. The Department of Housing and Urban Development’s recent publication dated April 4, 2016 (which is attached) notes that a housing provider, like GHI, should not have a blanket denial of applications due to criminal convictions in the last ten years because it is a violation of the Fair Housing Act. The only exception to this blanket denial is for convictions for illegal manufacture or distribution of a controlled substance. Please note this exception does not include convictions for drug possession.

“Accordingly, I changed the language in the form to make it clear that a criminal conviction is not an automatic denial and GHI will take into account the nature, severity, and how recent the crime was in making a determination whether to deny an application. This is what HUD recommends with regard to policies and practices for consideration of criminal histories. Other factors HUD suggests the housing provider consider are:

- 1) Facts or circumstances surrounding the criminal conduct;*
- 2) Age of the individual at the time of the conduct;*
- 3) Evidence that the individual has maintained a good tenant history before and/or after the conviction or conduct; and*
- 4) Evidence of rehabilitation efforts*

“Please note that HUD is clear that even if the Cooperative’s policy or practice has unintentional discriminatory effort, it will still be a violation of the Fair Housing Act although the discriminatory impact was not the Cooperative’s intention. A court will always look at whether the goal of the policy or practice could have been achieved in another manner that has less discriminatory effect.”

Last October 6, the Board reviewed the revisions to the Rental Requirements Policy that Ms. Releford submitted and requested that there should be clearer language concerning GDC’s position on applicants who have been previously convicted for illegal manufacture or distribution of a controlled substance. Accordingly, Ms. Releford made further revisions to the policy.

Motion: I move that The Board of Directors approve the revisions to the GDC-Parkway Apartment Rental Requirements as presented on November 3, 2016.

Moved: Hess

Seconded: Jones

Carried: 7-0

A copy of the revised policy is attached to the official minutes of this meeting.

4. GDC 2017 Operating Budget

Joe Perry, Director of Finance, reviewed the proposed 2017 GDC budget and answered questions.

Motion: I move that The Board of Directors adopt the 2017 operating budget for Greenbelt Development Corporation in the amount of \$642,700.

Moved: Hess

Seconded: Brodd

Carried: 7-0

Motion: To adjourn.

Moved: Hess

Seconded: Marcavitch

Carried: 7-0

The meeting adjourned at 7:45 p.m.

Ed James
Secretary