

Minutes
GREENBELT DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
October 6, 2016

Board Members Present: Brodd, Holland, James, Jones, McFadden, Skolnik

Excused Absence: Hess, Novinski

Absent: Marcavitch

Others in Attendance:

Eldon Ralph, GHI General Manager

Joan Krob, GHI Director of Member Services

Joe Perry, GHI Director of Finance

Tom Sporney, GHI Director of Homes Improvement Program

Molly Lester, Audit Committee

Henry Haslinger, Audit Committee

Monica Johnson, Recording Secretary

President Skolnik called the meeting to order at 7:33 p.m.

1. Approval of Agenda

Motion: To approve the agenda.

Moved: James

Seconded: Brodd

Carried: 5-0

Director Jones is out of the room.

2. Approval of Minutes

Motion: I move that the Board of Directors approve the minutes for the September 1, 2016 meeting.

Moved: James

Seconded: Holland

Carried: 6-0

3. Finance Committee's Recommendation re: 2017 Rental Increases for the Parkway Apartments.

Apartment rents were not increased during 2016. The Finance Committee reviewed the survey report during its last meeting and recommends the following rent increases during 2017:

- Rent for Parkway Apartment efficiencies from \$751 to \$770
- Rent for Parkway Apartment one bedroom from \$900 to \$950
- Rent for Parkway Apartment one bedroom w/open porch from \$929 to \$982
- Rent for Parkway Apartment one bedroom w/enclosed porch from \$983 to \$1,040

Motion: I move that the Board of Directors approve the following increases in rent for GDC's Parkway Apartments, with effect from January 1, 2017:

- a) Rent for Parkway Apartment efficiencies from \$751 to \$770
- b) Rent for Parkway Apartment one bedroom from \$900 to \$950
- c) Rent for Parkway Apartment one bedroom w/open porch from \$929 to \$982
- d) Rent for Parkway Apartment one bedroom w/enclosed porch from \$983 to \$1,040

Moved: Jones

Seconded: Brodd

Carried: 6-0

4. Proposed Revisions to GDC-Parkway Apartments Rental Requirements

Last June, a caller from the United States Probation Office in the District of Maryland called staff and asked the following question:

“Is it a straight up ‘No’ if someone has a conviction or do we accept them if they have served their sentence or should there be some sort of a time lapse before they can apply?”

Staff sent GDC’s current policy regarding GDC-Parkway Apartment Rental Requirements to Attorney Ms. Tiffany 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.

By Consensus: To direct the General Manager to refer back to the attorney for clarification regarding the following section in her comments. “*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*”.

Motion: To Adjourn.

Moved: James

Seconded: Brodd

Carried: 6-0

The meeting adjourned at 7:44 p.m.

Ed James
Secretary

Minutes: GDC Board of Directors Meeting of October 6, 2016