



**Eleventh Meeting of the PAAC, Third Session, 12<sup>th</sup> Parliament**  
**Public Hearing Summary**  
Wednesday November 02, 2022

**Inquiry Subject:**

An examination into the Management and Operations of the Housing Development Corporation (HDC) including the restructuring of HDC into three distinct State Enterprises.

**Committee Members:**

The following Committee Members were present at the meeting:

- Mrs. Bridgid Annisette-George - Chairman
- Dr. Lackram Bodoec - Vice-Chairman
- Mrs. Lisa Morris-Julien - Member
- Ms. Amrita Deonarine - Member
- Mr. Wade Mark - Member
- Mr. Randall Mitchell - Member
- Mr. Laurence Hislop - Member

**Witnesses who appeared:**

**Ministry of Housing and Urban Development (MHUD)**

- Ms. Nirmala Ramlogan - Permanent Secretary
- Mr. Michael Byng - Head, Economic Research and Planning Unit
- Mr. Alvin Pascall - Director, Legal Unit
- Ms. Leeanna Gittens - Legal Services Officer II
- Ms. Cheryl-Ann Cummings - Manager, Corporate Communications

**Trinidad and Tobago Housing Development Corporation (HDC)**

- Ms. Jayselle Mc Farlane - Managing Director

Mr. Noel Garcia	-	Chairman
Mr. Dante Selman Carrington	-	Board Member
Mr. Keston McQuilkin	-	Deputy Chairman
Mr. Romel Ramarack	-	Divisional Manager-Construction Management and Operations
Mr. Vidale Ramroopsingh	-	Divisional Manager – Project Development and Oversight (Ag.)
Ms. Kimberly Molligan	-	Divisional Manager, Legal Divisional Manager, Legal
Mr Vaughn Rondon	-	Divisional Manager- Procurement and Contract Management
Mr. Larry McDonald	-	Divisional Manager- Estate Management
Mr. Jeremy Campbell	-	Divisional Manager- Corporate Services
Ms. Kenesha Lightbourne	-	Corporate Secretary
Ms. Koreene Trimm-Bailey	-	Senior Manager, Internal Audit

**Key Issues Discussed:**

1. The process and timeline for requests and releases to the HDC;
2. Details on the parameters of work conducted by the HDC;
3. Information on the number of HDC housing developments that benefit from the utility support provision;
4. Clarification on the challenges faced by the HDC;
5. Status update on the Housing Construction Incentive Programme and the Public Private Partnership Programme;
6. Details on the arrears owed to HDC by ‘traditional renters’;
7. The number of claims by contractors currently before the court;
8. The number of applicants currently in the HDC’s database;
9. The details on the plans by HDC to address the number of applicants versus the number of houses provided by the HDC;
10. Information on the HDC’s allocation policy;
11. The plans to reduce the subsidies provided by the Government to the HDC to 25%;
12. Information on the HDC’s Cabinet approved 60/40 pricing policy;
13. The timeline for submission of a revised pricing policy to Cabinet;

14. Plans to reduce the construction cost of homes;
15. Details on the HDC's new pricing formula and strategy to be proposed to Cabinet;
16. Details on HDC's debt management portfolios;
17. The strategies to be utilised by the HDC to settle its outstanding debts over the next 12-14 months;
18. Status update on the restructuring exercise of the HDC;
19. The confidence of the HDC that the restructuring exercise will improve the financial performance of the HDC;
20. The status of team building exercises conducted by the HDC;
21. The impact of COVID-19 on the HDC and the MHUD;
22. The process for dependents of deceased tenants to transfer a home to their name;
23. The plans in the future for the abandoned rentals in Maloney;
24. The successes thus far in migrating dependents from the "traditional tenancy";
25. The status of the filling of vacancies in the HDC's Internal Audit Function and its current structure;
26. The challenges which have affected the Internal Audit carrying out its Internal Audit function;
27. Details on the types of audits conducted by the Internal Audit of the HDC;
28. The status update on the fireproof retrofitting of Charford Courts and other high priority HDC housing developments;
29. The lessons learnt from the data loss and system failure in 2017 and protection against recurrences;
30. Details on the risk policy in light of the new thrust to digitisation;
31. Details on the Social Housing Programme aimed to increase the rental units offered by the HDC to increase its stock;
32. The legislative changes necessary in light of the restructuring of the HDC;
33. The changes expected with staffing given the restructuring exercise;
34. Clarification on the construction of three apartment buildings on Todd Street, San Fernando;
35. An update on the delay of payments which are placed in escrow for tenants of HDC developments;
36. The average response time by the HDC to address repairs or renovations to homes;
37. The shortest timeframe from when an applicant applies to moving into a home;
38. The HDC's plan to 'scrub' the 195,000 applicant list based on eligibility;
39. The consideration given to reviewing the application form to better capture applicants data;
40. Information on the exercise undertaken to digitise the housing application in collaboration with the Office of the Attorney General and Legal Affairs;
41. The actions undertaken by the HDC to treat with illegal tenant/landlords arrangements;
42. The steps taken to address the HDC's receivables issues;

43. The steps taken to address the HDC's land management issues;
44. Clarification on the random selection and ministerial appointment;
45. The effective measures to address vandalism to homes before and after construction;
46. The steps taken to improve security at sites and reduce the repair cost to properties as a result of vandalism;
47. The consideration to return to basic structures and the impact it will have on new home owners in the current economic climate;
48. The fairness of random selection process;
49. The ways in which the restructuring of the HDC will fulfil Sustainable Development Goal 11; and
50. The HDC's flood plans for housing developments such as Oropune, Springvale and Real Springs Valsayn.

**Next Meeting:**

The next Public Hearing of the Committee will be held on **Wednesday, November 16, 2022 at 1:30 p.m.** At this meeting the Committee intends to commence a follow-up examination on the Third Report of the Public Administration and Appropriations Committee on examination into the implementation of the recommendations of the Twenty Fourth Report on the examination into the Processing of the payment of Pensions and Gratuities of Retired Public Officers and Contacted Employees.

**PAAC Secretariat**  
**November 3, 2022**