

**HOUSING AUTHORITY OF
ST. MARY'S COUNTY, MARYLAND (HASMCM)
BOARD OF COMMISSIONERS MEETING**
Wednesday, January 16, 2019
21155 Lexwood Drive, Suite C
Lexington Park, MD 20653

MINUTES

Present:

Darlene Johnson, Co-Chair, Commissioner
Joshua Brewster, Commissioner
Erin Ramos, Commissioner
Alexis Zoss, Commissioner – by telephone
Dennis Nicholson, Secretary
Anita Jones, Recorder

Call To Order:

The meeting was called to order at 5:41 p.m.

Government Shutdown:

HUD voucher program is funded for January & February and the Housing Authority is fully operational.

2018 HASMC Accomplishments:

- **Community Legacy Grant (\$100,000)** – Create a children's play space available to neighborhood school children and public housing residents within the Patuxent Townhomes neighborhood
- **DHCD/Department of Energy Weatherization Assistance Program Grant (\$225,361)** – To operate a weatherization assistance program to perform energy efficiency activities for income-eligible customers within the Southern Maryland Region
- **2018-2020 DHCD EmPOWER Energy Efficiency Grant (\$2,700,000)** – To operate a weatherization assistance program to perform energy efficiency activities for income-eligible utility customers within the Southern Maryland Region
- **DHCD Maryland Energy Assistance Program Grant (\$115,000)** – To provide emergency assistance for heating system repair and replacement and cooling system repair and replacement, water heating equipment repair and replacement, and eligible weatherization activities to low-income families in the Southern Maryland Region

- **DHCD Regional Greenhouse Gas Initiative/Strategic Energy Investment Fund Grant** (\$121,596) – To provide weatherization assistance, furnace repair and replacement, and resolution of health and safety items incidental to the provision of weatherization with DOE WAP funded units
- **Mainstream Voucher Program** (\$582,642) – 50 vouchers to assist non-elderly persons with disabilities who are transitioning out of an institution or other segregated setting; at serious risk of institutionalization; homeless; or at risk of becoming homeless
- **Maryland Affordable Housing Trust Grant** (\$75,000) – To support after school programs within the Patuxent Woods Townhomes and Holland Forrest Landing neighborhoods
- **Maryland Energy Administration Grant** (\$45,000) – To implement weatherization measures and energy efficiency upgrades to six homes within the Tubman Douglass Estates
- **McKinney -Vento Homeless Assistance Act** – An on-going and successful partnership with Southern Maryland’s Continuum of Care in securing grant awards under this Act
- **Community Legacy Grant** (\$100,000) – To clear blighted land located adjacent to Patuxent Crossing Apartments and the Lexington Park Library to promote community safety

Fraudulent Checks:

There have been some fraudulent checks drawn from HASMC’s PNC account presented for payment.

Lexwoods Apartments Pilot Request:

On November 29, 2018, Dennis Nicholson met with Tom Ayd and County Staff to discuss the PILOT request. Mr. Ayd will be going before the County Commissioners in March to formally make/discuss this request.

Draft HASMC Logos:

Three logos were presented to the board for their comment; most liked logo #1 and logo #3 but felt there were too many colors and the fonts should be simplified.

Review Financial Reports:

Financial reports were reviewed and discussed.

Review 2018 HCV Report:

2018 HCV report was reviewed and discussed.

Family Self-Sufficiency Report:

Family Self-Sufficiency report was reviewed and discussed.

Maryland Energy Administration 2019 Clean Energy Communities Low-to-Moderate Income Grant Program:

The Maryland Energy Administration awarded HASMC a \$80,000 grant to upgrade lighting, dishwashers and/or refrigerators as The Gateways and/or Greenview Village Apartments.

2018 & 2019 Auditor Selection:

HASMC received 3 proposals for the performance of HASMC FY 2018 & 2019 audits, which was awarded to Ahmad Associates, LTD as the lowest bidder.

Weatherization Assistance Program Update:

The current DOE 2018 funding balance is \$193,695. The Performance Period began July 1, 2018 and ends June 30, 2019. The target is 30 units in this program year. Currently there are 5 units in Audited status; 27 units in Work Ordered status; 2 units in Measures Installed status; 1 unit in Invoiced status.

EmPOWER Program:

2018 budget balance is \$1,148,857 which can be leveraged with DOE funds under the Weatherization Assistance Program. The Performance Period began July 1, 2018 and ends February 28, 2021. The target is 20 units per month. Currently 36 units have been completed; 39 units in Audited status; 29 units in Work Ordered status; 3 units in Measures Installed status.

Maryland Energy Assistance Program (“No Heat”):

The current MEAP 2019 budget balance is \$34,350. The Performance Period began October 1, 2018 and ends September 30, 2019. Expedited crisis service is from November 1, 2018 until March 31, 2019. Currently 1 unit has been completed.

RGGI/SEIF Program:

The current RGGI/SEIF budget balance is \$109,065. The Performance Period began July 1, 2018 and ends June 30, 2019. Expedited crisis service is from November 1, 2018 to March 31, 2019. Currently 1 unit has been completed.

TRACS Update:

January’s voucher was submitted and payment received (\$10,453); February’s voucher has been submitted (\$11,118), payment is expected on or about February 1, 2019.

Gateways Renovation/FHLBA/AHP:

Final Take Down is pending discussion with Atlanta point of contact.

The next meeting is February 27, 2019 at 5:15 pm.

Motion to adjourn at 6:05 p.m. was made by Commissioner Joshua Brewster. The motion was seconded by Commissioner Erin Ramos and passed by unanimous vote.

SUBMITTED:



Dennis L. Nicholson
Executive Director

ACCEPTED BY:



Michelle Armsworthy, Co-Chair



Darlene Johnson, Co-Chair