

HOUSING AUTHORITY OF  
ST. MARY'S COUNTY, MARYLAND

MD021

**2021**  
STREAMLINED  
ANNUAL PHA PLAN

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# SECTION 1

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## **HUD 50075-HCV**

HASMC 2021 Streamlined Annual PHA Plan

<b>Streamlined Annual PHA Plan (HCV Only PHAs)</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing (HUD)</b>	<b>OMB No. 2577-0226 Expires 02/29/2016</b>
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

**Applicability.** Form HUD-50075-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

**Definitions.**

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS and SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

<b>A.</b>	<b>PHA Information.</b>																												
A.1	<p><b>PHA Name:</b> <u>Housing Authority of St. Mary's County, Maryland (HASMCMC)</u>      <b>PHA Code:</b> <u>MD021</u></p> <p><b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>01/2021</u></p> <p><b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p><b>Number of Housing Choice Vouchers (HCVs):</b> <u>1478</u></p> <p><b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission      <input type="checkbox"/> Revised Annual Submission</p> <p><b>Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website.</p> <p><input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a joint Plan and complete table below)</p> <table border="1" data-bbox="180 1570 1469 1915"> <thead> <tr> <th data-bbox="180 1570 456 1625">Participating PHAs</th> <th data-bbox="456 1570 586 1625">PHA Code</th> <th data-bbox="586 1570 883 1625">Program(s) in the Consortia</th> <th data-bbox="883 1570 1159 1625">Program(s) not in the Consortia</th> <th data-bbox="1159 1570 1469 1625">No. of Units in Each Program</th> </tr> </thead> <tbody> <tr> <td data-bbox="180 1625 456 1698">Lead HA:</td> <td data-bbox="456 1625 586 1698"></td> <td data-bbox="586 1625 883 1698"></td> <td data-bbox="883 1625 1159 1698"></td> <td data-bbox="1159 1625 1469 1698"></td> </tr> <tr> <td data-bbox="180 1698 456 1772"></td> <td data-bbox="456 1698 586 1772"></td> <td data-bbox="586 1698 883 1772"></td> <td data-bbox="883 1698 1159 1772"></td> <td data-bbox="1159 1698 1469 1772"></td> </tr> <tr> <td data-bbox="180 1772 456 1845"></td> <td data-bbox="456 1772 586 1845"></td> <td data-bbox="586 1772 883 1845"></td> <td data-bbox="883 1772 1159 1845"></td> <td data-bbox="1159 1772 1469 1845"></td> </tr> <tr> <td data-bbox="180 1845 456 1915"></td> <td data-bbox="456 1845 586 1915"></td> <td data-bbox="586 1845 883 1915"></td> <td data-bbox="883 1845 1159 1915"></td> <td data-bbox="1159 1845 1469 1915"></td> </tr> </tbody> </table>				Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	Lead HA:																			
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**B. Annual Plan.**

Herein HASMC's Annual Plan (*and the plans of other such Housing Authorities in their communities across our Nation*) represent a specific management planning tool created back in 1998 (as amended). This tool's origin was Section 511 of the Quality Housing and Work Responsibility Act (aka QHWRA). Today, this planning document is facing a range of local challenges caused by COVID-19. Annual Plans need to be flexible and supportive in their local communities, focusing on prevention and protection against the virus, including assisting in the deployment of vaccines, while working collaboratively with local partners to meet the housing and community development needs.

To this, working collaboratively towards solutions to St. Mary's County's COVID-19 needs herein do not represent a revision(s) to HASMC's Annual Plan.

**B.1 Revision of PHA Plan Elements.**

(a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?

Y N

- Housing Needs and Strategy for Addressing Housing Needs.
- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources.
- Rent Determination.
- Informal Review and Hearing Procedures.
- Homeownership Programs.
- Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.
- Substantial Deviation.
- Significant Amendment/Modification.

**Coronavirus Aid, Relief, and Economic Security (CARES) Act, other additional Acts and HUD Notices, as amended.**

**Housing Opportunity Through Modernization Act of 2016: Implementation of Various Section 8 Voucher Provisions (HOTMA):**  
HOTMA updates this Plan as applicable.

HASMC continues to partner with public and private entities to preserve and create affordable housing and improve opportunities.

**Southern Maryland Continuum of Care/Balance of State (MD-514) (CoC):**  
HASMC is a board member of the CoC and is actively involved in CoC activities, including aspects of Housing First. HASMC is also working in partnership with the St. Mary's County Health Department (SMCH) to administer the Shelter Plus Care Program (SPC), which is a part of the CoC.

**Maryland Department of Housing & Community Development (DHCD) Weatherization Assistance Programs (WAP):**  
HASMC is a Local Weatherization Agency and administers the DHCD/Department of Energy (DOE) and DHCD/EmPOWER Weatherization Programs for the Southern Maryland Region. These programs assist eligible low-income families in the Southern Maryland region to reduce their energy and home maintenance costs with the installation of energy conservation materials. The Maryland Energy Assistance Program (DHCD/MEAP) is a crisis program that assists eligible low-income families to repair or replace broken heating/cooling systems.

**Violence Against Women Act (VAWA):**  
HASMC has an active VAWA policy

**Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income families who reside in the PHA's jurisdiction and other families who are on the Section 8 tenant-based waiting list. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(1) and 24 CFR §903.7(a)(2)(i)). Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. 24 CFR §903.7(a)(2)(ii).

**Statement:**

The tables below are a statistical summary of HASMC's Housing Choice Voucher (HCV) Waiting List (HDS data set) dated 01/23/2020. This statistical summary includes details of those households on our waiting list.

<i>Housing Authority of St. Mary's County, Maryland</i>		
<b>Waiting List: Housing Choice Voucher Program</b>		
<b>Race</b>	<b>Count</b>	<b>Percent</b>
American Indian/Alaska Native	36	1%
Asian/Pacific Islander	15	1%
Black/African American	1784	61%
Hispanic	94	3%
White	1014	34%
<b>Total</b>	2943	100%

<b>Range of Income</b>		
<b>Amount</b>	<b>Count</b>	<b>Percentage</b>
\$0 - \$5,000	764	26%
\$5,000 - \$10,000	650	22%
\$10,000 - \$15,000	503	17%
\$15,000 - \$20,000	426	14%
\$20,000 - \$25,000	246	8%
More than \$25,000	390	13%
<b>Total</b>	2979	100%

<b>Income Levels</b>		
<b>Housing Choice Voucher Program</b>	<b>Count</b>	<b>Percent</b>
Over Limit for <b>Low</b> Income	8	0%
Qualifying for <b>Low</b> Income	43	1%
Qualifying for <b>Very Low</b> Income	321	11%
Qualifying for <b>Extremely Low</b> Income	2594	88%
<b>Total</b>	2966	100%

## Maryland Housing Needs Assessment 2020

### **ALICE: A Study of Financial Hardship in Maryland 2020 Report:**

The ALICE Maryland 2020 Report states that in 2018 there were 40,332 households in St. Mary's County, Maryland and 31% of those households were below the ALICE Threshold. Details on each county's household income and ALICE demographics are listed in the ALICE County Pages at [www.UnitedWayALICE.org](http://www.UnitedWayALICE.org).

### **Out of Reach 2020 – National Low-Income Housing Coalition:**

<https://www.ncsha.org/resource/national-low-income-housing-coalition-out-of-reach-the-high-cost-of-housing-2020/>

The Out of Reach 2020 report for Maryland shows the California-Lexington Park area is in the top three (3) most expensive rental markets (for a two-bedroom unit) within the State of Maryland. This means that without any subsidy or rental assistance, a St. Mary's County family would need to earn at least \$53,123 annually or \$25.54 per hour.

These reports/surveys demonstrate that rents continue to trend upward and at a faster rate than wages. These factors themselves limit housing opportunities and HASMC's 2021 strategy is to maintain existing funding resources aiding needy households. These resources include, but are not limited, to:

- HUD Veterans Affairs Supportive Housing Program (HUD-VASH)
- Low Income Housing Tax Credit Program (LIHTC)
- Various State grants
- HCV Program

HASMC's strategy for addressing housing needs will be to continue public-private partnerships and collaborations focused on developing housing options for those in need and the optimal use of existing resources.

**Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.** A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for HCV. (24 CFR §903.7(b))

### **Statement:**

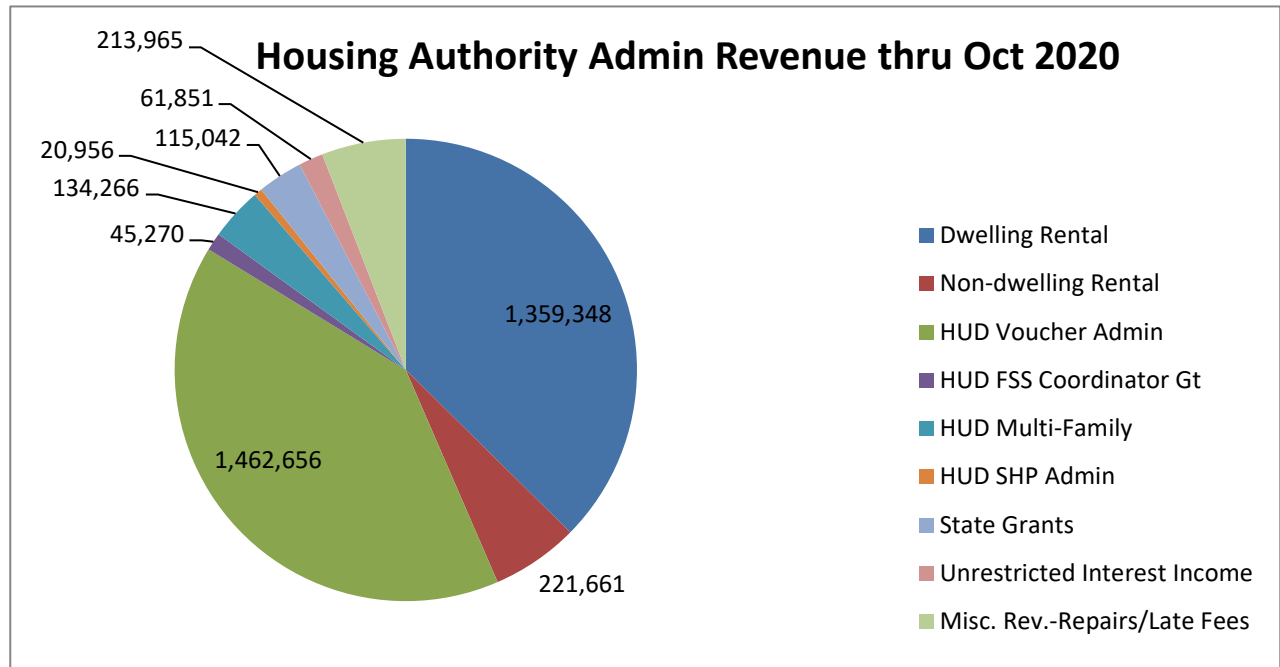
Not Applicable.

**Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA HCV funding and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. (24 CFR §903.7(c)).

**Statement:**

HASMC is a multi-purpose housing and community development public corporation/governmental entity. It's typical operations revenue sources in 2020 were:

**October 2020 Administrative Revenue**



**Rent Determination.** A statement of the policies of the PHA governing rental contributions of families receiving tenant-based assistance, discretionary minimum tenant rents, and payment standard policies. (24 CFR §903.7(d)).

**Statement:**

HASMC's payment standard will be used to the fullest extent practicable, to open housing/employment/education opportunities, and to support reasonable accommodations to the elderly, the disabled, and veterans.



**Operation and Management.** A statement that includes a description of PHA management organization, and a listing of the programs administered by the PHA. (24 CFR §903.7(e)(3)(4)).

**Statement:**

**Management Organization:**



**HASMC’s HCV Programs:**

- Tenant Based Assistance
  - HCV
  - Non-elderly Disabled (NED)
  - Mainstream (MS5)
  - Family Unification Program (FUP)
  - HUD-VASH
  - HCV Homeownership Program (HCV HO)
- Project Based Assistance via tenant-based budget authority
- Family Self-Sufficiency Program (FSS)

**Informal Review and Hearing Procedures.** A description of the informal hearing and review procedures that the PHA makes available to its applicants. (24 CFR §903.7(f)). N/A

**Statement:**

When applicable, HASMC in administering the tenant-based HCV Program will comport to 24 CFR 982.554 & 982.555.

This review process is conducted by an independent third-party Review/Hearing Officer.

**Homeownership Programs.** A statement describing any homeownership programs (including project number and unit count) administered by the agency under section 8y of the 1937 Act, or for which the PHA has applied or will apply for approval. (24 CFR §903.7(k)).

**Statement:**

The Section 8 Homeownership Voucher Program is a “homeownership option” authorized by section 8(y) of the United States Housing Act of 1937, as amended by section 555 of the Quality Housing and Work Responsibility Act of 1998. Under the section 8(y) homeownership option, “a public housing agency may provide tenant-based assistance to an eligible family that purchases a dwelling unit that will be occupied by the family.” As part of the HCV Program, HASMC is participating in the HCV HO Program.

HASMC will work to increase homeownership among low-to-moderate households in St. Mary’s County, and to assist in preserving the safe and habitable conditions of existing homes in the County. HASMC will accomplish this by providing access to a variety of homeownership tools, such as HCV HO, DHCD’s mortgage and assistance products, HUD’s FSS Homeownership preparation, Earned Income Disregard and education programs, etc. This education may include, but not be limited to, credit counseling and repair, homeownership acquisition and homeowner support programs; all of which are designed to educate households on the subject of good financial habits and provide homeowner awareness.

HASMC offers its resources in Federal, State and local funding programs to assist low-to-moderate income households with the purchase of homes, needed upgrades and/or needed repairs/rehabilitation modifications to existing homes. HASMC is a Level II Loan Administrator for DHCD’s Maryland Housing Rehabilitation Program (MHRP), which includes the Special Loans Program (SLP). This program is a component of DHCD’s Community Development Administration.

**Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.** A description of any PHA programs relating to services and amenities coordinated, promoted, or provided by the PHA for assisted families, including those resulting from the PHA’s partnership with other entities, for the enhancement of the economic and social self-sufficiency of assisted families, including programs provided or offered as a result of the PHA’s partnerships with other entities, and activities under Section 3 of the Housing and Community Development Act of 1968 and under requirements for the Family Self-Sufficiency Program (FSS) list (also known as Building Foundations) and others. Include the program’s size (including required and actual size of the FSS program) and means of allocating assistance to households. (24 CFR §903.7(l)(i)). Describe how the PHA will comply with the requirements of section 12(c) and (d) of the 1937 Act that relate to treatment of income changes resulting from welfare program requirements. (24 CFR §903.7(l)(iii)).

**Statement:**

As of November 2020, HASMC has an active FSS Program of seventy-six (76) households, with a goal of reaching one-hundred (100) households within this Annual Plan.

Other services supporting FSS:

- A Memorandum of Understanding with the St. Mary’s County Department of Social Services (DSS) regarding FUP/FSS.
- A collaboration with the CoC to provide services to the homeless.
- A Memorandum of Understanding with Pathways to provide community space to support E-Psychiatry services.
- A Memorandum of Understanding with the Board of Education – including homelessness assistance.
- Working document: multi agency homeless MOU being developed and completed – DSS lead agency.
- The J. Patrick Jarboe Family Education and Support Center, which offers services in support of individuals, families and children via a number of public and private entities. This Campus provides quality and accessible program space for services ranging from nutritional programs, child care, health care, educational programs, counseling services, mental health care, referral service and affordable rental housing. Providers at the J. Patrick Jarboe Family Education and Support Center:
  - Little People Childcare Center, Inc.
  - Tri-County Youth Services Bureau
  - The Special Supplemental Nutrition Program for Women, Infants, and Children

Partnerships:

- Commissioners of St. Mary’s County
- Community Health – Access Health formally known as Health Enterprise Zone; Health Connections
- Private Sector Affordable Housing Preservation
- Early Childhood Education and Child Care – Ready at Five Program Early Childhood Advocacy Council Judy Center
- Housing those in homeless situations – Three Oaks Homeless Shelter (Three Oaks), St. Mary’s County Homeless Prevention Board, CoC Program
- HUD-VASH
- DHCD Homeownership Opportunities
- DHCD MHRP Housing Rehabilitation
- Neighborhood Improvement and Community Development – DHCD
- Pathways E-Psychiatry – Mental Health Services

- Tri-County Youth Services Bureau – Family Counseling Services
- DSS
- St. Mary’s County Sheriff
- College of Southern Maryland – Adult Education Programs (ESL and GED classes)
- Women, Infants and Children Program (WIC)
- DHCD/DOE WAP
- DHCD/EmPOWER WAP
- And others

**Substantial Deviation.** PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. (24 CFR §903.7(r)(2)(i)).

**Statement:**

New program activities required or adopted to reflect changes in HUD regulations or as a result of a national, state, or local emergency(ies) are exempted actions. In such cases, the administrative/programmatic changes implemented will not be considered as a Substantial Deviation from the 5-Year Plan.

Substantial is defined as: *Of real worth and importance; of considerable value; valuable. Belonging to substance; actually existing; real; not seeming or imaginary; not illusive; solid; true; veritable.*

A substantial deviation from HASMC’s 5-Year Plan is an overall change in the direction of HASMC pertaining to its goals for the HCV program. HASMC will consider the following actions as a Substantial Deviation from the 5-Year Plan:

- Insufficient HCV budget authority from HUD resulting in a major reduction or termination in HCV program activities.
- Other deviations: actions via State legislation impacting the legal powers of Housing Authorities.

**Significant Amendment/Modification.** PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. Should the PHA fail to define ‘significant amendment/modification’, HUD will consider the following to be ‘significant amendments or modifications’: a) changes to rent or admissions policies or organization of the waiting list; or b) any change with regard to homeownership programs. See guidance on HUD’s website at: Notice PIH 1999-51. (24 CFR §903.7(r)(2)(ii)).

**Statement:**

New program activities required or adopted to reflect changes in HUD tenant-based HCV regulations or as a result of a national, state or local emergency(ies), including emergencies as determined by HASMC, are exempted actions. In such cases, the administrative/programmatic changes implemented will not be considered as a Significant Amendment or Modification to HASMC’s 5-Year and Annual Plan.

A Significant Amendment or Modification to HASMC’s 5-Year and Annual Plan is triggered by a substantial deviation as previously stated above. In addition, this only applies HASMC’s HCV program.

Note: These plans may be altered by unforeseen circumstances in the best interest of HASMC or to serve vital public needs.

<p><b>B.2</b></p>	<p><b>New Activities</b></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA’s current Fiscal Year?</p> <p>Y N  <input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers as updated by HOTMA</p> <p>(b) If this activity is planned for the current Fiscal Year, describe the activities. Provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.</p> <p><b>Statement:</b></p> <p>HASMC shall allocate at least one hundred twenty (120) Project Based Vouchers (PBV) including using project selection procedures: 24 C.F.R. 983.51(b)(2) and 24 C.F.R. 983.207 supporting the below needs:</p> <ul style="list-style-type: none"> <li>• Bond financed and/or LIHTC projects preserving affordable housing or increasing. Such projects may include but are not limited to Victory Woods, Fox Chase Village and Lex Woods Villas or their locations should names change. These locations are in the California/Lexington Park area of St. Mary’s County, Maryland.</li> <li>• Other PBV uses involve The Arc of Southern Maryland – a collaboration utilizing Mainstream Vouchers (MS5), Non-Elderly Disabled Vouchers (NED) and the 811 Program; Three Oaks; and the CoC/DSS Coordinated Point of Entry or Single Point of Entry process; such vouchers will also aid the Housing First process, veterans, the elderly, the disabled (both elderly and non-elderly); and lastly, permanent housing supporting the CoC.</li> </ul>
<p><b>B.3</b></p>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N N/A  <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) <b>Comments:</b> HASMC’s 2019 audit has not been completed, it is in progress.</p>
<p><b>B.4</b></p>	<p><b>Civil Rights Certification</b></p> <p><a href="#">Form HUD-50077</a>, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p><b>B.5</b></p>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p><b>B.6</b></p>	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in its 5-Year PHA Plan.</p> <p><b><u>Historical Perspective</u></b></p> <p>HASMC’s 5-Year PHA Plan (2020-2024) involved this historical context: HASMC’s 2012 separation from local government, the expenses and fiscal stress associated with that separation, as well as the creation of internal operation components necessary for an Authority to operate without local government support. In addition, in 2015 the national economy and federal funding were regaining strength.</p>

Below is a brief overview of action items deemed progress made towards HASMC's 5-Year PHA Plan (2020-2024):

**2019**

- Maryland Energy Administration Grant - energy efficiency improvements via lighting and appliance upgrades (\$80,000.00)
- Maryland Affordable Housing Trust Grant – Replacement of R22 HVAC systems at Gateways (\$75,000.00)
- Community Legacy Grant – (Phase 1) Design and grading for land next to the Lexington Park Library (\$75,000.00)
- DHCD SLP/MHRP – 3 homes (\$44,300.00)
- DHCD/DOE WAP Grant – (\$628,196.00)
- DHCD/EmPOWER WAP Grant (2018 to 2020) – (\$2,700,000.00)
- DHCD/MEAP Grant (2018 to 2019) – (\$115,000.00)
- SEMAP Performance – **Has not been graded for 2019**

**2020**

- PBV – 8 vouchers
- HUD-VASH – 7 vouchers (\$79,472.00)
- MS5 – 100 vouchers (\$1,462,080.00)
- MS5 – 45 vouchers (\$615,159.00)
- Maryland Affordable Housing Trust Grants – Townhouse acquisition and rehab (2 grants totaling \$90,000.00)
- DHCD SLP/MHRP – 3 homes (\$106,972.00)
- Community Legacy Grant – (Phase 2) Design and grading for land next to the Lexington Park Library (\$75,000.00)
- Maryland Energy Administration Grant – energy efficiency upgrades to at least 12 homes (\$100,000.00)
- DHCD/Community Development Block Grant – a collaboration with Three Oaks Center and the Department of Aging and Human Services to assist with the impact of COVID-19 (\$400,000.00)
- HASMC is working with employees who are experiencing childcare issues due to COVID-19
- HCV HO assisted a total of 61 low-income families
- DHCD/DOE WAP Grant – (\$1,741,542.00)
- DHCD/EmPOWER WAP Grant (2018 to 2020) – (\$2,700,000.00)
- DHCD/MEAP Grant (2020 to 2021) – (\$175,750.00)
- HUD EnVision Center – HASMC has submitted an application to establish an EnVision Center on Great Mills Road in Lexington Park
- Planning and development stage for an aggregate net-metering neighborhood solar project in the Great Mills/Lexington Park area
- SEMAP Performance – **Updated or amended by CARES ACT**

**B.7 Resident Advisory Board (RAB) Comments.**

As an HCV Only PHA, staff solicited input from HCV participants via sample mailing solicitation dated September 17, 2020 and received no comments.

(a) Did the RAB(s) provide comments to the PHA Plan?

Y   N

(a) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.

# Instructions for Preparation of Form HUD-50075-HCV

## Annual PHA Plan for HCV Only PHAs

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**A. PHA Information.** All PHAs must complete this section. ([24 CFR §903.23\(4\)\(e\)](#))

**A.1** Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **Number of Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan.

**PHA Consortium:** Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))

**B. Annual Plan.** All PHAs must complete this section. ([24 CFR §903.11\(c\)\(3\)](#))

**B.1 Revision of PHA Plan Elements.** PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

**Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income families who reside in the PHA’s jurisdiction and other families who are on the Section 8 tenant-based waiting list. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. ([24 CFR §903.7\(a\)\(1\)](#)) and [24 CFR §903.7\(a\)\(2\)\(i\)](#)). Provide a description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. [24 CFR §903.7\(a\)\(2\)\(ii\)](#)

**Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.** A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for HCV. ([24 CFR §903.7\(b\)](#))

**Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA HCV funding and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. ([24 CFR §903.7\(c\)](#))

**Rent Determination.** A statement of the policies of the PHA governing rental contributions of families receiving tenant-based assistance, discretionary minimum tenant rents, and payment standard policies. ([24 CFR §903.7\(d\)](#))

**Operation and Management.** A statement that includes a description of PHA management organization, and a listing of the programs administered by the PHA. ([24 CFR §903.7\(e\)\(3\)\(4\)](#)).

**Informal Review and Hearing Procedures.** A description of the informal hearing and review procedures that the PHA makes available to its applicants. ([24 CFR §903.7\(f\)](#))

**Homeownership Programs.** A statement describing any homeownership programs (including project number and unit count) administered by the agency under section 8y of the 1937 Act, or for which the PHA has applied or will apply for approval. ([24 CFR §903.7\(k\)](#))

**Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.** A description of any PHA programs relating to services and amenities coordinated, promoted, or provided by the PHA for assisted families, including those resulting from the PHA’s partnership with other entities, for the enhancement of the economic and social self-sufficiency of assisted families, including programs provided or offered as a result of the PHA’s partnerships with other entities, and activities under section 3 of the Housing and Community Development Act of 1968 and under requirements for the Family Self-Sufficiency Program and others. Include the program’s size (including required and actual size of the FSS program) and means of allocating assistance to households. ([24 CFR §903.7\(l\)\(i\)](#)) Describe how the PHA will comply with the requirements of section 12(c) and (d) of the 1937 Act that relate to treatment of income changes resulting from welfare program requirements. ([24 CFR §903.7\(l\)\(iii\)](#)).

**Substantial Deviation.** PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. ([24 CFR §903.7\(r\)\(2\)\(i\)](#))

**Significant Amendment/Modification.** PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. Should the PHA fail to define ‘significant amendment/modification’, HUD will consider the following to be ‘significant amendments or modifications’: a) changes to rent or admissions policies or organization of the waiting list; or b) any change with regard to homeownership programs. See guidance on HUD’s website at: [Notice PIH 1999-51](#). ([24 CFR §903.7\(r\)\(2\)\(ii\)](#))

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

**B.2 New Activity.** If the PHA intends to undertake new activity using Housing Choice Vouchers (HCVs) for new Project-Based Vouchers (PBVs) in the current Fiscal Year, mark “yes” for this element, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake this activity, mark “no.” ([24 CFR §983.57\(b\)\(1\)](#) and Section 8(13)(C) of the United States Housing Act of 1937.

**Project-Based Vouchers (PBV).** Describe any plans to use HCVs for new project-based vouchers. If using PBVs, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

**B.3 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. ([24 CFR §903.11\(c\)\(3\)](#), [24 CFR §903.7\(p\)](#))

- B.4 Civil Rights Certification.** Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. ([24 CFR §903.7\(o\)](#))
- B.5 Certification by State or Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, including the manner in which the applicable plan contents are consistent with the Consolidated Plans, must be submitted by the PHA as an electronic attachment to the PHA Plan. ([24 CFR §903.15](#))
- B.6 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. ([24 CFR §903.11\(c\)\(3\)](#), [24 CFR §903.7\(r\)\(1\)](#))
- B.7 Resident Advisory Board (RAB) comments.** If the RAB provided comments to the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. ([24 CFR §903.13\(c\)](#), [24 CFR §903.19](#))

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the Annual PHA Plan. The Annual PHA Plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 4.5 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

# SECTION 2

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## **HUD 50077-ST-HCV-HP**

PHA Certifications of Compliance with the PHA Plan  
and Related Regulations including Required Civil Rights Certifications

## **HUD 50077-SL**

Certification by State or Local Official of PHA Plans  
Consistency with the Consolidated Plan or State Consolidated Plan



**Certifications of Compliance with  
PHA Plans and Related Regulations  
(Standard, Troubled, HCV-Only, and  
High Performer PHAs)**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including  
Required Civil Rights Certifications**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the \_\_\_ 5-Year and/or \_\_\_ Annual PHA Plan for the PHA fiscal year beginning \_\_\_ 2021 \_\_\_, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

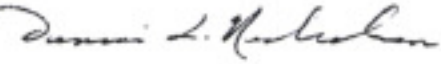
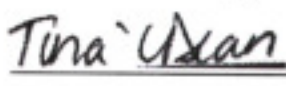
The Housing Authority of St. Mary's County, Maryland  
PHA Name

MD021  
PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2021

5-Year PHA Plan for Fiscal Years 20\_\_ - 20\_\_

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Authorized Official	Title
Dennis L. Nicholson	Executive Director of the Housing Authority of St. Mary's County, Maryland
Tina L. Dean	Chair-Commissioner of the Housing Authority of St. Mary's County, Maryland
Signature	Date
 	January 7, 2021

**Certification by State or Local  
Official of PHA Plans Consistency  
with the Consolidated Plan or  
State Consolidated Plan  
(All PHAs)**

U. S Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 2/29/2016

**Certification by State or Local Official of PHA Plans  
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Kenneth C. Holt, the Secretary, Maryland DHCD  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Housing Authority of St. Mary's County, Maryland  
*PHA Name*

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of  
Impediments (AI) to Fair Housing Choice of the

State of Maryland  
*Local Jurisdiction Name*

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State  
Consolidated Plan and the AI.

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I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012, 31 U.S.C. 3729, 3802)

Name of Authorized Official	Kenneth C. Holt	Title	Secretary, Maryland DHCD
Signature		Date	10/7/20

# SECTION 3

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## **“Southern Maryland News” Newspaper Publication**

Annual PHA Plan Public Discussion



**APG Media of Chesapeake, LLC  
29088 Airpark Drive  
Easton, MD 21601**

**Proof of Ad  
11/11/2020**

**PUBLIC DISCUSSION**

**THE HOUSING AUTHORITY OF ST. MARY'S  
COUNTY, MARYLAND'S (HASC)**

**DRAFT ANNUAL PLAN\***

**\*The U.S. Department of Housing and Urban Development (HUD)  
\*Cite: Section 5A of the United States Housing Act of  
1937, as amended by Section 511 of the Quality  
Housing and Work Responsibility Act of 1998,**

**HASC has prepared a draft  
Annual Plan for Fiscal Year 2021-2022  
for public review and comment.**

**DATE & TIME  
Thursday January 7, 2021 @ 11:00 a.m.**

**Phone Conference Meeting  
Dial-In Number: (515) 604-9036  
Access Code: 281120**

An Annual Plan is an informational document in HUD's prescribed format that lists basic HASC policies, rules, and requirements concerning HUD program operations deployed by HASC. In addition, it informs the public of HASC's mission and strategies for serving the needs of Lower income households. The following definition applies herein: HUD's household income limits are based on surveys of local area median household income (AMI). ... Extremely low-income household: 0-30% of AMI. Very low-income household: 30% to 50% of AMI. Lower income household: 50% to 80% of AMI; the term Lower may also be used to mean 0% to 80% of AMI as it does in this Annual Plan.

All interested citizens are encouraged to **call in** to this public phone conference meeting. Discussion topics will include: HASC's Annual Plan, local housing concerns, financial resources addressing housing & community development needs, agency wide general policies on federal program eligibility/selection/admissions, preserving affordable housing, public-private partnerships, Violence Against Women Act (VAWA), rent determination policies, operations and management policies, homeownership, community development, Project Based Vouchers, HUD-VASH (HUD-Veterans Affairs Supportive Housing) vouchers, MainStream Vouchers, homelessness, the Continuum of Care, Family Unification Program vouchers, Family Self Sufficiency, HUD's Multifamily division, Weatherization Assistance & EmPOWER Programs.

This draft Annual Plan is and has been available online at [https://www.stmaryshousing.org/about-us/\\_hasmc:board-of-commissioners/](https://www.stmaryshousing.org/about-us/_hasmc:board-of-commissioners/) since August 13, 2020. Comments on this draft Annual Plan must be submitted and received in writing, no later than January 12, 2021, by HASC at 21155 Lexwood Drive, Suite C, Lexington Park, Maryland 20653.

Citizens with mobility, vision, or hearing impairments should contact Natasha Vaillancourt at 301-866-6590, ext. 1434, or the Maryland Relay Service at 1-800-735-2258 (V/TTY) so that arrangements can be made to accommodate any special needs. **Si necesita un traductor de español o para más información por favor contacte Natasha Vaillancourt a 301-866-6590, ext. 1434.**



2926176 EN  
11/13,11/20/2020