

**HOUSING AUTHORITY OF
ST. MARY'S COUNTY, MARYLAND (HASMCM)
BOARD OF COMMISSIONERS MEETING**

Wednesday, March 22, 2023
21155 Lexwood Drive, Suite C
Lexington Park, MD 20653

MINUTES

Roll Call

Tina Dean, Chair (Absent)
Michael Bellis, Vice Chair
Roy Alvey, Commissioner
Joshua Brewster, Commissioner
Natalie Weech, Commissioner (Absent)
Alexis Zoss, Commissioner
Andrea Cummings, Commissioner
Tomica L. Scriber
Barbara Gatton
Melissa Sandy

Call to Order

The meeting was called to order at 5:17 P.M.

Minutes Corrections or Additions: January 25, 2023

Minutes from January 25, 2023 have been approved but not signed by Chair Tina Dean. February 22, 2023 minutes are not available currently.

2021 Audit

Not discussed.

ERAP (Emergency Rental Assistance Program) Update

St. Mary's County has been awarded \$1,400,000 for ERAP 2. As of January 24, 2023 we have received 1,510 applications for the entire program. As of March 22, 2023 we have dispersed \$4,383,921 in ERAP 1 funds and \$716,126.66 in ERAP 2 funds. The remaining balance for ERAP 2 is \$683,873.34. Applications are currently being accepted with a quick turn-around for fund distribution.

HASMC 2022 Operating Budget

Discussion regarding bump in office lease expense, collection losses.

Financial Reports

Financial reports were discussed.

Information Technology Purchases

The database transfer was completed successfully. Additional software needs to be installed.

Behavioral Health & COVID Services HUB

Not discussed.

Indian Bridge Update

Commissioner Alexis Zoss requested an update. Potential that it has been sold already, without HASMC being informed.

Victory Woods, Phase II

There is a 4% deal for 75 units, and they are requesting 20 Project-Based Vouchers.

Villas at Lexwood

Not discussed.

2023 HUD PHA Plan

Currently waiting for approval for the most recent submission. Plans for 2020 – 2022 were all rejected since incorrect form was used due to 18 units still being listed as Public Housing. Currently waiting on a letter from HUD representative Laurel Davis to determine how to remove the 18 units.

HASMC By-Laws

No update. Committee expected to start in Spring 2023.

MEA Grant No. 2022-21-331S1

Audited 10 eligible homeowners and completed 8 households. More applications have been placed at the Jarboe Center, Department of Social Services, and Department on Aging

Community Legacy Grant No. SRP-CL-2019-HASStMarys-00331

Tomica Scriber will get an update from the contractor Chris Bologna.

Community Legacy Grant No. SRP-SDF-2020-HASStMarys-00426

No updates.

Community Legacy Grant No. CL-2021-HASStMarys-00269

No updates.

DOE Weatherization Assistance Program

22 units have been completed; 47 units in Audited status; 1 unit in Work Ordered status; 1 units in Measures Installed status; 9 units in Inspected status; 22 units in Invoiced status. The average job cost is \$4,318.36. Current budget balance is \$348,574.56.

EmPOWER Program

97 units have been completed; 8 units in Audited status; 20 units in Work Ordered status; 5 units in Measures Installed status; 10 units in Inspected status. The average job cost is \$5,546. Current budget balance is \$598,487.30.

Scheduled for April 26, 2023.

SUBMITTED:

Simone Ross by [Signature]

Simone Ross
Executive Director/Secretary

ACCEPTED BY:

Tina Dean

Tina Dean, Chair