



*Housing Authority Of
St. Mary's County, Maryland*



2008 Year in Review



Mission Statement

Providing housing opportunities, community development and neighborhood improvements to all citizens of need.

Housing is a basic human need. Having somewhere to live underlies every person's health and well-being, and underpins the functioning of society as a whole. Having the security and comfort of a home enables individuals and families to participate in work and community life, to access education and to build supportive networks. Housing helps provide a sense of place, a sense of dignity, a sense of community.

The work of the Housing Authority of St. Mary's County enhances the lives of people in our community. Its programs contribute to the renewal of community life and the social and economic health of the county.

Goals

- **Maintaining options for Housing Assistance in St. Mary's County**
- **Expanding Homeownership and Affordable Housing Opportunities**
- **Revitalizing Neighborhoods**
- **Preserving Workforce and Affordable Housing**
- **Building Healthy Community Partnerships**



Historical Formation and Legal Status of the Housing Authority

The Board of County Commissioners of St. Mary's County, Maryland (BOCC) created the St. Mary's County Housing Authority pursuant to Resolution No. 71-25 adopted on June 29, 1971 and recorded in Liber 1, Folio 179. Furthermore, on July 19, 1971, the BOCC made the Authority operational by appointing 5 persons as Commissioners of the St. Mary's County Housing Authority. Their Commissioner service began on that date per Resolution No. 71-25.

Thereafter, Articles of Organization were adopted in 1990 pursuant to BOCC Resolution No. 90-24 and recorded in Liber 007, Page 281, naming the authority as the Housing Authority of St. Mary's County, Maryland (HASMC). Accordingly, HASMC is also known as St. Mary's County Housing Authority.

HASMC is a public body, corporate and politic, of the State of Maryland, exercising public and essential governmental functions, established pursuant to and operating under articles of organization (the "Articles") adopted in accordance with Maryland Annotated Code Article 44A, and recodified as Title 12 of the Housing and Community Development Article of the Maryland Annotated Code effective October 1, 2006, as amended (the "Act").

Under State Law, its formation as a Housing Authority also positions HASMC as an instrumentality of the United States of America via the United States Housing Act of 1937, as amended. This Act and State Law exempts HASMC from local, state, and federal taxation.

HASMC is a not-for-profit governmental entity and, as a public body, is tax exempt; this exemption has not been modified or revoked by the Internal Revenue Service. Program activities for which the HASMC participates in are consistent with the Internal Revenue Service Code and HASMC's tax exempt status. The HASMC has and/or will notify the Internal Revenue Service of any substantial and material changes in its character, purpose, and methods of operation, when applicable.

Per Housing and Development Law Institute's publication, *The Counsellor*, dated March 31, 2006, *Charitable Contributions to Public Housing Authorities*:

- ♦ A public housing authority is not a 501(c)(3) organization.
- ♦ A Public housing agency is defined as a political subdivision of the State according to federal law dealing with taxation. A political subdivision must possess recognized sovereign power(s), e.g., the power to acquire real property through the exercise of the power of eminent domain (HASMC has such power).
- ♦ A public housing authority is "Operated in the interest of the public without profit to private persons".
- ♦ §170 of the Internal Revenue Code provides: 170(a) Allowance of deduction, "A State, a possession of the United States, or any political subdivision of any of the foregoing, or the United States or the District of Columbia, but only if the contribution or gift is made for exclusively public purposes".

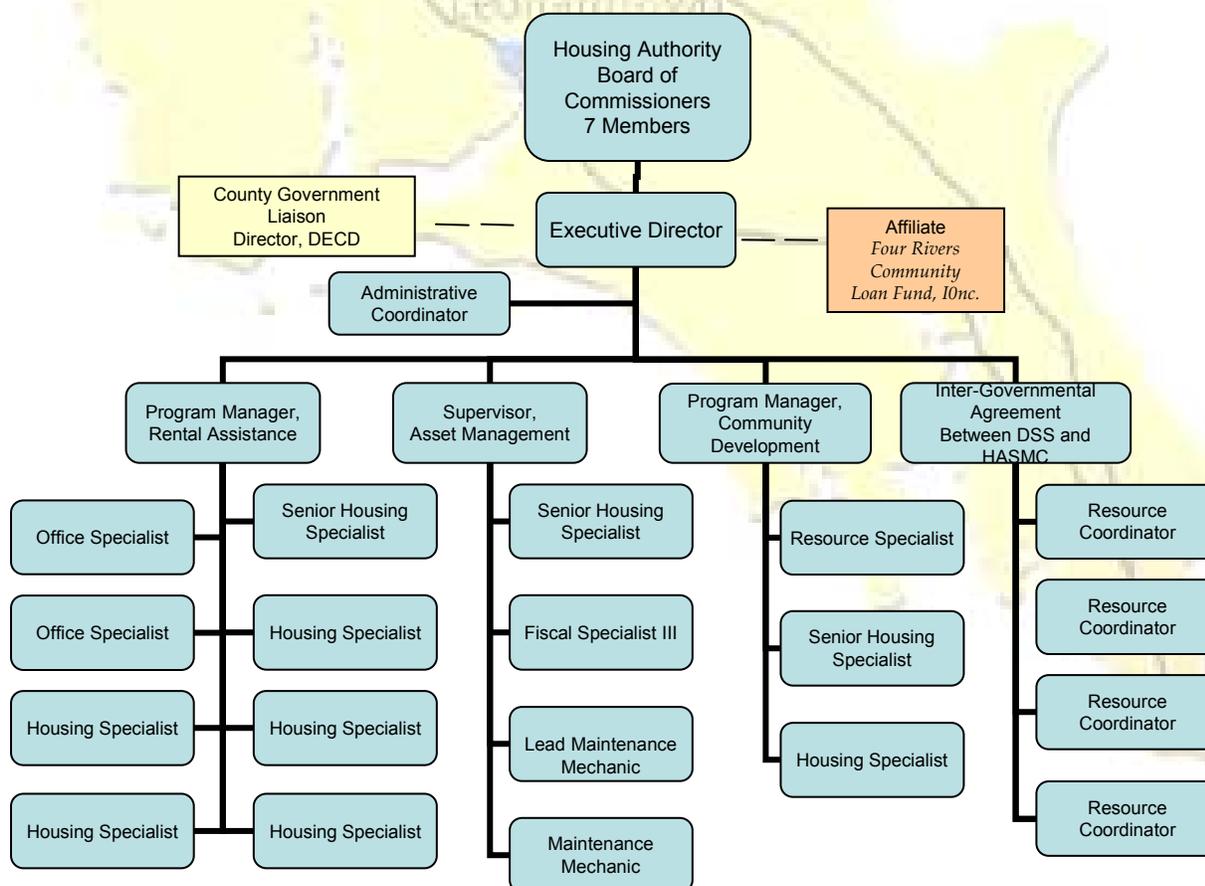


Management & Structure

Board of Commissioners

Douglas Samuel, Chair
Jane Loughran, Vice Chair
Jan Barnes
Robert Gant, Jr.
Joan Gelrud
Andy Kozak
Stephanie Proctor

Dennis L. Nicholson,
Secretary, Executive Director





Programs & Activities

COMMUNITY DEVELOPMENT

- Workforce Housing Development
- Preservation/Revitalization
- Community Center/Education



HOUSING ASSISTANCE

- Section 8 Rental Assistance
- Rental Assistance Program (RAP)
- Patuxent Woods -Public Housing
- Family Self-Sufficiency Program (FSS)
- Supportive Housing Program (SHP)
- Emergency Shelter Grant (ESG)
- Homeownership Assistance
- Housing Rehabilitation Loans



OTHER GRANT ACTIVITY

- Community Development Block Grant (CDBG)
 - *New Phoenix*
 - *Mobile Home Park Relocation*
 - *Hunting Creek*
- Community Legacy Program
- HOME Program (HUD's Investment Partnership Program)
- Maryland Affordable Housing Trust (MAHT)
- Resident Opportunity Self-Sufficiency (ROSS)





Providing Affordable Housing Opportunities



- The Gateways
- Patuxent Woods
- Holland Forrest Landing
- Greenview Village Apartments
- New Phoenix Townhomes
- Scattered Sites:
 - Colony Square Townhomes
 - Shangri-La Townhomes
 - Whitetail Property
 - Pegg's Road Townhomes
 - Erickson Property



Building Community Partnerships

- Community Centers
 - Patuxent Woods Community Center
 - Holland Forrest Landing Community Center
 - Tubman Douglas Community Center
 - J. Patrick Jarboe Head Start and Family Education Center





Neighborhood Revitalization

- Phase I : Housing Authority Acquisition of Property
- Phase II : Rehabilitation
- Phase III : Improve Neighborhood Accountability
- Phase IV : Future Homeownership Opportunity

Rehabilitation and revitalization made possible with DHCD programs Community Legacy, Maryland Affordable Housing Trust (MAHT), CDBG and HOME funds combined with PNC Bank and the Board of County Commissioners for St. Mary's County, MD.

New Phoenix Subdivision – Lexington Park
Acquired in 2006. Rehabilitation construction began in 2007 and continues through 2008.



2006



2008



Colony Square Subdivision - Lexington Park
In 2006 the Housing Authority acquired 8 town homes in this neighborhood for preservation and revitalization of the community.

To date 18 units have been rehabilitated.





2008 Community Development Block Grant (CDBG) Completion

Mobile Home Park Voluntary Relocation Assistance



The Housing Authority initiated and administered \$385,288.00 in CDBG Voluntary relocation assistance to residents of National and White Oaks mobile home parks which supplemented other types of relocation assistance provided by the new owners of the two parks.



The Housing Authority provided relocation services to eligible residents which included financial assistance to move, set up and/or reestablish physical residence on a site, and/or for rental or purchase of housing.

Both White Oak and National Trailer parks were successfully vacated by April 2008 with no residents evicted.



Leonardtown named as “Capital for a Day” July 17, 2008

St. Mary's County hosted a visit from Governor O'Malley and Maryland's
Department of Housing & Community Development (DHCD)

In honor of Leonardtown's 300th anniversary, the town was honored as “Capital for a Day”. Governor O'Malley launched the Maryland Sustainable Communities Initiative as a joint program of the Maryland Departments of Planning, Housing and Community Development, and Business and Economic Development. This initiative will provide resources and technical assistance for communities, such as Leonardtown, to balance economic, environmental and social needs that meet state and local goals.



The Housing Authority and PNC Bank in Leonardtown hosted a luncheon for DHCD Deputy Secretary, Clarence Snuggs and staff, county officials, local lenders and housing advocates.



Topics of discussion included:

- Effective public-private strategies for joint capital investment
- Lead role to improve, expand and use public and private capital resources effectively and efficiently
- Can such strategies become action - real dollars addressing local needs
- Can the MacArthur Foundation spark joint capital investment
- Action plan





National Recognition & Awards

- HUD award to participate in a National Public Housing Homeownership Demonstration (1985)
- HUD award to participate in a Project Self-Sufficiency Demonstration (1985)
- NAHRO Agency "Award of Excellence in Community Revitalization" (1997)
- Selected to participate on the Maryland Team for the HHS & HUD sponsored Homeless Policy Academy. Maryland was one (1) of eight (8) states participating in the National Policy Academy, which addressed Homelessness. (2001)
- Housing Authority Insurance Group "Low Loss Ratio Award" (annually since 2001-2008)
- HUD award to participate in the "Workforce Rental Assistance Program" (2001)
- Maryland Department of Housing and Community Development "Commitment to Excellence Homeownership Award" (2004)
- Maryland Community Action Partnership/Maryland Head Start Association "Volunteer of the Year Award" (2004)
- Public Housing Assessment System (PHAS) Designation-High Performer 2007-2008



Goals for 2009

- Preservation of affordable housing opportunities in St. Mary's County.
- Provide quality affordable homeownership opportunities where practicable.
- Rehabilitate and revitalize distressed communities in St. Mary's County to prevent blight and provide community improvements.
- Actively Participate in America's Recovery and Relief efforts.
- Partnerships fostering healthy communities.

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