

Welcome to the  
Housing Authority  
of St. Mary's County, Maryland  
(HASMCM)

21155 Lexwood Drive  
Suite C  
Lexington Park, Maryland 20653  
301-866-6590

[www.stmaryshousing.org](http://www.stmaryshousing.org)



Housing Authority of  
St. Mary's County, MD



# Table of Contents

- I. Mission Statement
- II. Goals/Partnerships
- III. Historical Formation and Legal Status
- IV. Board of Commissioners
- V. Programs & Activities
- VI. Housing Authority Site Locations
- VII. Providing Affordable Housing Opportunities/Building Community Partnerships
- VIII. Local Impact & Families Served/Preserving Affordable Rental Housing for our Workforce/National Recognition and Awards



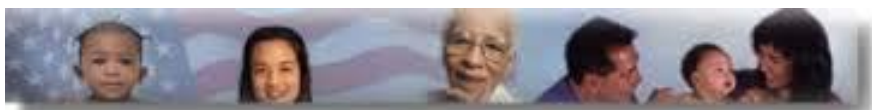


## Mission Statement

***Seeking revenue for public needs; fostering capital community development activities; producing & preserving affordable homeownership & rental housing; and reducing a household's energy costs.***

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.





**JULY 1971 – PRESENT**

**ST. MARY'S COUNTY HOUSING AUTHORITY \* aka  
HOUSING AUTHORITY OF ST. MARY'S COUNTY, MD**

The Board of St. Mary's County Commissioners (George R. Aud, J. Wilmer Bowles, and J.S. Guy, Jr.), on June 29, 1971 via Resolution No. 71-25 activated State Law Article 44-A establishing St. Mary's County Housing Authority (a public body corporate and politic; a governmental entity by IRS Standards). This Resolution enabled the Housing Board Commissioners (Dr. James Patrick Jarboe, Mr. Leroy J. Thompson, Sr., Rev. Alfonso J. Harrod, Attorney John F. Slade, III and Mr. Raymond B. Robinson) to begin formal board service on July 19, 1971. The vanguard for St. Mary's County Housing Authority involved the St. Mary's County Leased Housing Corporation. This Corporation was established as a private non-profit corporation under the laws of Maryland in response to the demolition of Carver Heights, a declining World War II Navy housing project in Lexington Park, housing modest income civilian workers. The St. Mary's County Leased Housing Corporation was formed to participate in the US Department of Housing and Urban Development's Section 23 Leased Housing Program. This Corporation used revenue bonds to obtain financing to construct fifty (50) replacement housing units, plus an office at Tubman Douglas Estates in Great Mills, MD. The St. Mary's County Housing Authority (SMCHA) leased and managed the new units and eventually all the assets of the St. Mary's County Leased Housing Corporation were transferred to the Housing Authority. The organizing members of the St. Mary's County Leased Housing Corporation were J. Michael McCauley, Brent Thompson and Joseph Carter. [While this is not a complete history, it should be mentioned that the NAACP, VISTA and others interested in providing a solution for the families who were about to be displaced also became involved and contributed.] \*In 1990, the County Commissioners adopted Articles of Organization for SMCHA pursuant to Resolution No. 90-24, December 11, 1990 and recorded in Liber 007, page 281. This recordation listed the name of the authority as the Housing Authority of St. Mary's County, Maryland (HASMC).



Housing Authority of  
St. Mary's County, MD

HASMC  
21155 Lexwood Drive, Suite C  
Lexington Park, MD 20653  
301-866-6590  
[www.stmaryshousing.org](http://www.stmaryshousing.org)



# Goals

- Creating opportunities for affordable housing
- Revitalizing Neighborhoods
- Preserving Affordable Housing
- Building Healthy Community Partnerships

## Partnerships

- Commissioners of St. Mary's County
- Community Health – Access Health formally known as Health Enterprise Zone (HEZ); 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, St. Mary's County Homeless Prevention Board, Southern Maryland Continuum of Care Program
- Housing Veterans – HUD Veterans Affairs Supportive Housing (VASH) Program
- Homeownership Opportunities – Department of Housing and Community Development (DHCD)
- Housing Rehabilitation – DHCD
- Neighborhood Improvement and Community Development – DHCD
- Mental Health Services – Pathways E-Psychiatry
- Family Counseling Services – Tri County Youth Services Bureau
- St. Mary's County Department of Social Services
- St. Mary's County Sheriff
- Adult Education Programs (ESL and GED classes) – College of Southern Maryland
- Women, Infants and Children Program (WIC)
- Weatherization Assistance Program - DHCD
- And others



# 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 the 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"). In short, HASMC is a Governmental Unit per IRS standards.

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.

## Note:

- A public housing authority is defined as a political subdivision of the State according to federal law dealing with taxation. A political subdivision must possess a recognized sovereign power(s), i.e., the power to tax, the power of eminent domain or police power. (HASMC has the power of eminent domain.)
- A public housing authority is "Operated in the interest of the public without profit to private persons."
- § 170 of the Internal Revenue Code provides: Charitable contributions to governmental units are tax-deductible under section 170(c)(1) of the Internal Revenue Code if made for a public purpose.
- A public housing authority is not a 501(c)(3) organization.





# Board of Commissioners

## Current HASMC Board Members:

Michelle Armsworthy, Chair  
Tina Dean, Vice-Chair  
Roy Alvey  
Michael Bellis  
Joshua Brewster  
Erin Ramos  
Alexis Zoss

Dennis L. Nicholson,  
Secretary, Executive Director

## Meetings:

5:15 pm  
4<sup>th</sup> Wednesday of each month

## Meeting Location:

21155 Lexwood Drive  
Suite C  
Lexington Park, Maryland 20653

## Public Attendance:

The public is welcome to attend all open meetings.

[www.stmaryshousing.org](http://www.stmaryshousing.org)



# Programs & Activities

## COMMUNITY DEVELOPMENT

- Workforce Housing Development
- Preservation/Revitalization
- Community Center/Education
- Housing Choice Voucher Homeownership Assistance
- Housing Rehabilitation Loans
- Weatherization Assistance Grant
- Holland Forrest Landing Homeownership Program

## HOUSING ASSISTANCE

- Housing Choice Voucher Rental Assistance
- Rental Assistance Program (RAP)
- Patuxent Woods - Multifamily Housing
- Family Unification Program (FUP)
- Family Self-Sufficiency Program (FSS)
- Voucher Homeownership Program
- Veterans Affairs Supportive Housing (VASH) Voucher

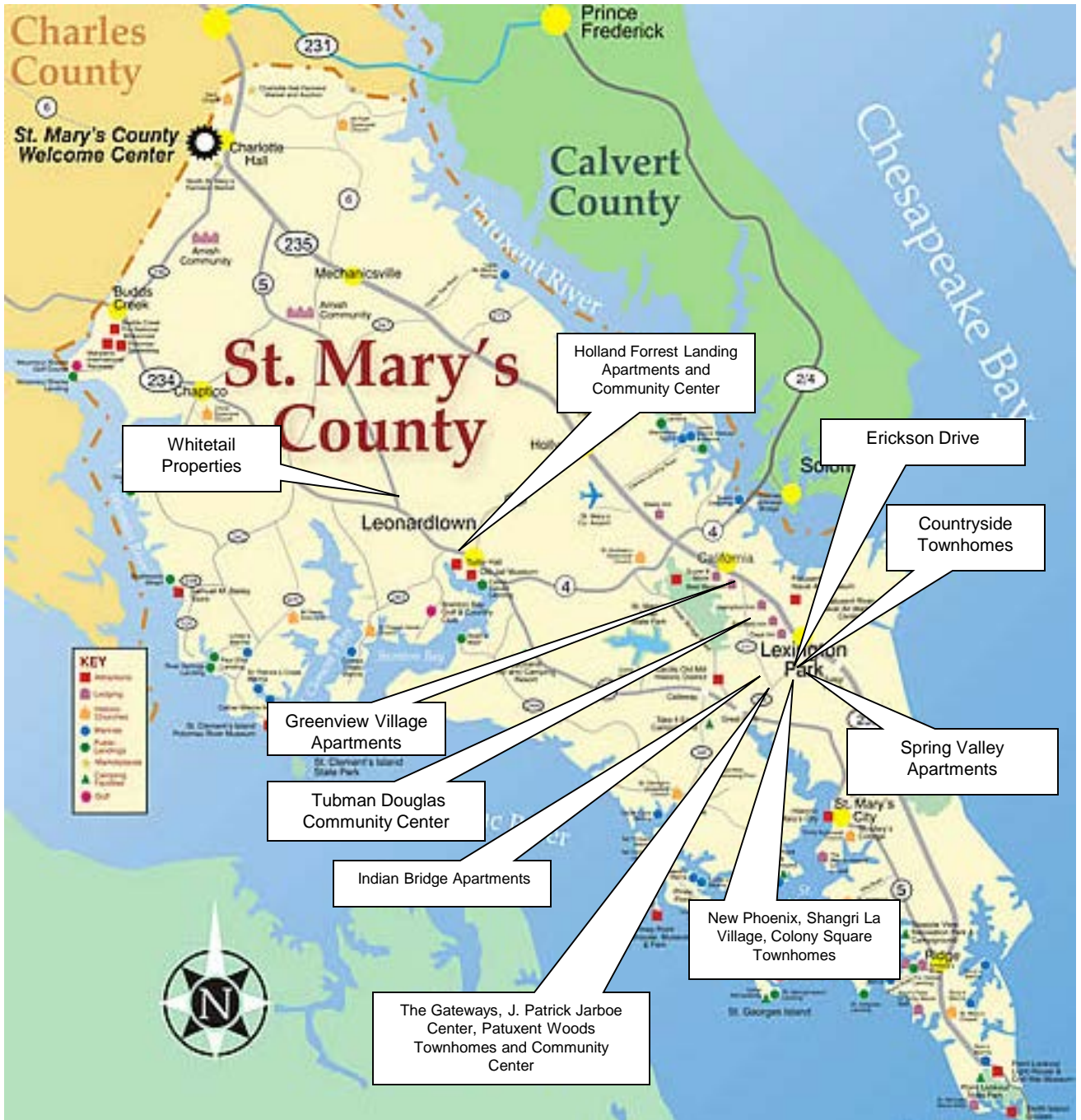
## OTHER COMMUNITY ACTIVITIES

- Community Development Block Grant (CDBG)
  - *Indian Bridge Apartments*
  - *Greenview Village Apartments*
  - *New Phoenix Townhomes*
  - *Spring Valley Apartments*
- Community Legacy Program
- DHCD's Community Development Administration Programs
- Maryland Affordable Housing Trust (MAHT)
- Maryland Energy Efficiency Improvement Grants
- Affordable Housing Program - Federal Home Loan Bank of Atlanta
- Weatherization Assistance Program - DHCD





# Housing Authority Site Locations





# Providing Affordable Housing Opportunities



- **The Gateways**
- **Patuxent Woods Townhomes**
- **Holland Forrest Landing Homeownership**
- **Greenview Village Apartments**
- **Spring Valley Apartments**
- **Indian Bridge Apartments**
- **Scattered Sites:**



- **Colony Square Townhomes**
- **New Phoenix Townhomes**
- **Shangri-La Townhomes**
- **Whitetail Properties**
- **Countryside Townhomes**
- **Erickson Drive**

## 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**





## 2018 Local Impacts and Families Served

- 1,212 Households\* served via the Housing Choice Voucher Program
- 91 Households served via the Homeownership Housing Choice Voucher Program
- 52 Households participated in the Family Self-Sufficiency Program
- 32 Households served via the Project Based Rental Assistance Program
- 2 Households served via the Rental Allowance Program
- 58 Households served via the Family Unification Program

\*Households include families and single persons who are elderly and/or disabled.

## Preserving Affordable Rental Housing for our Workforce

- 305 rental units preserved as affordable rental housing for working households by the Housing Authority via partnerships with the private sector, DHCD and Commissioners of St. Mary's County

## National Recognition and Awards

- 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)
- 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)
- Regional *ENERGY STAR* Award for Excellence in Affordable Housing from the U.S. Environmental Protection Agency in recognition of efforts in promoting energy efficient, affordable homes (2009)
- Housing Authority Insurance Group "Low Loss Ratio Award" (annually 2011-2013)