

**HOUSING AUTHORITY OF
ST. MARY'S COUNTY, MARYLAND
BOARD OF COMMISSIONERS MEETING**
Meeting held June 9, 2010

MINUTES

Present: Jan Barnes, Co-Chair, Commissioner
Joan Gelrud, Co-Chair, Commissioner
Agnes Butler, Commissioner
Stephanie Proctor, Commissioner
Andrew Kozak, Commissioner
Dennis L. Nicholson, Secretary
Crystal Wojciechowski, Recorder

Call To Order:

The meeting was called to order by Dennis Nicholson at 5:45 p.m.

Consideration of Minutes

Reviewed and discussed minutes from previous Housing Authority Board meetings in January 2010 and May 2010. Motioned by A. Butler, Seconded by S. Proctor for approval of the minutes from the meeting held January 13, 2010. Minutes approved. Motioned by A. Kozak, Seconded by A. Butler for approval of the minutes from the meeting held May 12, 2010.

Revenues & Expenses Chart

The revenues and expenses pie chart has been updated to include quarterly spreadsheets of the five major housing authority funds to be able to see net loss or gain at a glance. Also added this month were columns for Quarter End 2009, Year End 2009 and Target Year End 2010 so that the charts would be more helpful and easier to read as the Commissioners could see the "full picture." D. Nicholson is slowly adding more information to these charts and more visuals will be available soon to supplant the excel charts.

Voucher Budget for FY 2010

In 2009, the Housing Authority (HA) was spending more money and assisting less people due to rent increases, increases in utilities and decreased income. In 2009, HUD sent us an additional \$1 million. In late January HUD locks in the full amount per month of money available to us under normal conditions. Our total number of units leased is determined by the Per Unit Cost (PUC), which at this time is much higher than we would like because of the above reasons. Due to this, the HA started spending conservatively in 2010. Now that HUD has additional money to issue, they would like for the HA to spend at 97% or higher. If we cannot spend at this rate HUD may fund the HA less in 2011. Currently, the HA is spending at a rate of 93.81%. To average out, the HA will need to spend at a rate of 101% in future months.

Currently, there is a ratio of one staff member to 290-320 voucher recipients. The HA is trying to work hard to spend and preserve the full amount of voucher funding available but at the same time maintaining current staff.

Public Housing

There is a significant impact on the HA when Public Housing units are not rented. There are currently seven (7) units offline for major rehabilitation. There is currently a proposal in HUD entitled Transforming Rental Assistance (TRA). TRA proposes that Public Housing units be transferred to the Voucher Program. The HA will continue to see updates to TRA as it could be a positive program.

Four Rivers

On June 22, 2010, the HA will request a Payment in Lieu of Taxes for Indian Bridge Apartments. Tomorrow, June 10, 2010, D. Nicholson and B. Schaller will speak with Elaine Kramer of the Finance Department. She will ask some tough questions. D. Nicholson will update the Board on the outcome of that meeting. Closeout for Indian Bridge is scheduled for July 7, 2010.

Melvin Home Management Letter

Melvin Home Management would like to sell their land (less than 4 acres off Lexwood Drive) for \$250,000. The land has an approved site plan for 48 units but D. Nicholson stated that there is a need for recreational space in this area. J. Barnes, motion to begin contract of sale subject to available financing and 6 month study period. Seconded by S. Proctor. All in favor. Motion to pursue purchasing the property on Lexwood Drive for \$250,000 approved.

Motion to adjourn

Motion to adjourn by Jan Barnes, Seconded by Andrew Kozak.. All in favor. Motion carried.

Quorum Broken - Meeting adjourned at approximately 7:25 p.m.

SUBMITTED:

ACCEPTED BY:

Dennis L. Nicholson, Secretary

Robert Gant Jr., Chair