



# Board Meeting Packet

June 2025



## Interfaith Housing Alliance

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**Celebrating  
35 Years**  
OF AFFORDABLE  
HOUSING CREATION

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## IHA Board of Directors Meeting Agenda

Thursday, August 21, 2025, at 4:00 PM

Meeting Location: Zoom Meeting

<https://us02web.zoom.us/j/85649198109?pwd=uBp6bYaGiEdaUQcge7WFoxtjH5WFAQ.1>

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Welcome - Consent Agenda Approval- **Voting**

### Consent Agenda Items:

- Agenda
- Operational Reports
- Meeting Minutes May 2025



### Board Business: **ALL DISCUSS**

- |                                       |              |
|---------------------------------------|--------------|
| • Financial Reports Board Recruitment | Chris & Anna |
| • Board strategy & priorities         | All          |
| • Officers for FY2026- <b>Voting</b>  | All          |
| • • Chair-Patricia Galloway**         | All          |
| • Vice Chair-Dan Ebersole             |              |
| • Treasurer-Chris Hesen               |              |
| • Secretary-Eric Soter                |              |

***Next meeting: October 23, 2025, 4:00pm***

**Attendees:** Jodie Ostoich (JO), ~~Anna Rina (AR)~~, Patricia Galloway (PG), Chris Hessen(CH), Eric Soter(ES), Dan Ebersole (DE), ~~Sawety Patel (SP)~~, ~~Wakeona Jackson~~, Evan Owens (EO),

**NOTE:** Within the minutes **Motions and Actions** will be generally noted by the board/staff members initials, if a "/" follows that means the member seconded the motion, or supported the action.

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Meeting Called to Order @ 4:04 p.m. via Zoom

- I.** Welcome - Consent Agenda Approved  
-brief update on financials and discussion but no approval as no quorum.

**Consent Agenda Items Approved ES/DE:** Agenda, Operational Reports, Meeting Minutes April 2025

**Board Business: ALL DISCUSS**

- II. Financial Reports and State of Affairs – Chris./Anna**
- Reviewed Cash Flow, end of July have \$195K Cash projected
  - Reliant on Morgan Stanley \$125K Grant
  - Timing of grant is inconsistent but confident we will get the grant.
  - Letter in response off audit compliance is prepared and ready should it be needed.
- III. FY 26 Budget Draft Review (Jodi/Anna)**
- Presented budget, its extremely lean and shows a negative net revenue
  - Will be looking at some of the following
    - i. Need to make adjustments to this, to not present a negative budget, No RR and Conifer,
    - ii. Reducing hours of work for some of the accounting needs if we are eliminating certain properties,
    - iii. Government Grant is expected to be awarded, USDAR, and FredCo, FredCity feel good, State of MD may be tenuous.
    - iv. Push the corporate contributions, see page 22 of Board packet.
    - v. Discussed fundraising strategies for the board to assist in donations,
      - July 11th, IHA Day, IHA Day 35 Years Keys to Hope, as Mayor and CE for proclamation, video of holding the key for 35 years. Bring Corporations to thank them...
    - vi. Plan is to come back next month with more information, by consent from CH recommendation.

**IV. Board Strategy on Priority Items**

1. HOM employee notified that grant is in jeopardy and will need to transition out, will need help on contract basis to finish grant.
2. Review the Developer Fees, will come back with updated information to continue to build out the spreadsheet.
3. Reviewed the Developer list of properties will continue to keep the list updated for ownership equity.
4. Soon to be completed the WODA deal expected in June
5. Completed the letter in response to 'audit comment' to remain confidential and selectively distributed.
  
6. Update the Developer Fees List accounts receivable, by entity, and amount owed, etc...
7. Pursue 'for sale opportunities' of holdings not in Frederick County.
8. Reach out to DHCD on overall structural issues and any opportunities to provide a
9. Addressed the Project Manager on Homeownership Ownership via potential reduction in force as continuing to draw down on a grant that has not yielded and the current environment is making it increasingly difficult to fulfill, is not sustainable. Will happen before July 1.

**Meeting Called @ 5:15 p.m. Next Meeting on 9 am on 20th of June.**

DRAFT





To: IHA BOD  
From: Jodie Ostoich, President & CEO  
Date: August 2025

### **Fundraising**

- If you have not donated this year to IHA, please do so here: [Donate to make a difference](#)
- We raised \$26,985 of our \$35,000 goal. Huge thanks to Eric Soter for the time and effort obtaining sponsors and hosting a staff breakfast. Thank you, Evan and Keena, for attending the breakfast. It always means so much to the staff to see and talk to the board members.
- We are waiting to hear if our fundraising will be matched by Our Heavenly Cause Foundation.

### **Tax Credits & Development & Compliance**

- I have 496 units in development. See my development dashboard.
- On Tuesday 8/19/25 I will be interviewed as part of our RFP submission with Conifer Realty for the Himes Ave project. We were one of 4 teams that were selected for interview.
- Residences at Railroad Square still have two units under construction. Delivery is expected in September 2025.
- I am meeting Thursday 8/21/25 with the Pastor at Trinity United Methodist church to review housing options and obtain a decision. Once that is decided we can finalize the development and operations budget.
- I am meeting with the leader of the Frederick Housing Solutions Task Force weekly to keep faith based development on track.

### **Property Management**

- Property management compliance with the housing finance agencies in MD and PA is up to date.

### **Organizational Development & Personnel**

- IHA is down 4 positions:
  - Property & Asset Manager Director-not rehiring due to cash flow.
  - Housing Specialist-not rehiring due to cash flow and lack of mortgage money for the Purchase Repair Program participants.
  - Oakwood Family Homes (Glen Burnie) Supportive Services Coordinator-not hiring until two other nearby properties become operational which would provide enough hours to hire a full time person.
  - Organizational administrative position not back filled when the last person was terminated.
- Richard Darney has been hired as the maintenance staff at Railroad Sq and Weinberg House.

### **Strategic Board Items**

- See attached JO Board Strategic document.
- IHA still provides property management and maintenance services to Washington Square Townhomes in Chambersburg. Communication with Woda and PIRHL is terrible and the newest date I have for closing is September 15<sup>th</sup>.
- I have asked the Housing Authority of Washington County for \$250,000 to purchase IHA interest in Hagerstown Robinwood Senior Apartments. They have the most to lose by not purchasing our interest. The other partner in the project was upset that I didn't offer him the opportunity to buy it for that. He was offered that in 2020 and now refuses and offered a measly ~\$14,000 for our interest. I declined his offer of ~\$14,000.
- The Residences at Hampstead School have applied for 4% tax credits to redevelop. They have asked IHA, their partner, to provide relocation services for the project. I will be declining the request because we do not have the staffing resources to undertake such a role. I will begin discussions with them about exiting the partnership which I believe is in alignment with current board strategy.

### IHA Project Development Progress Dashboard

Project Name	County	Address	Number of Units	Unit Type	9%/4%	Investment	Partner	IHA Role	IHA Ownership %	Tax Credit Status	Project Status
Residences at Railroad Square	FC	<a href="#">9 S. Maple Street Brunswick, MD</a>	45	Multifamily	9%	\$21,245,391	Taft Mills	SS/PM/MGP	15%	Awarded in Jan 2021	43 units fully leased up, constructin continues on the Mommers Building, completion expected in May 2025
Blue Oaks at North Odenton	AA	<a href="#">1566-1580 Annapolis Road Odenton MD 21113</a>	55 95	Multifamily	Twinning 9% 4%	\$44,805,895	Conifer	SS/CMM CMM	15% 15%	Awarded Jan 2021	Under construction
Overlook East	FC	423 East Patrick Street Frederick, MD 21701	84	Multifamily	4%	\$25,975,858	Conifer	SS/CMM	10%	Awarded April 2021	Under construction
The Heights at Himes	FC	Himes Ave	148	Multifamily	4%/9%	\$54,926,105	Conifer	SS/CMM	15%	Not submitted	Being Interviewed by Frederick County for RFP
Last Updated: 08/18/2025		Total Number of Units	427	Total Dollars Invested		\$146,953,249					

Totals by County    Frederick    272  
                                  Carroll    0  
                                  Anne Arundel    150  
                                  Washington

SS    Supportive Services  
 CMM    Co-Managing Member  
 MGP    Managing General Partner  
 PM    Property Manager

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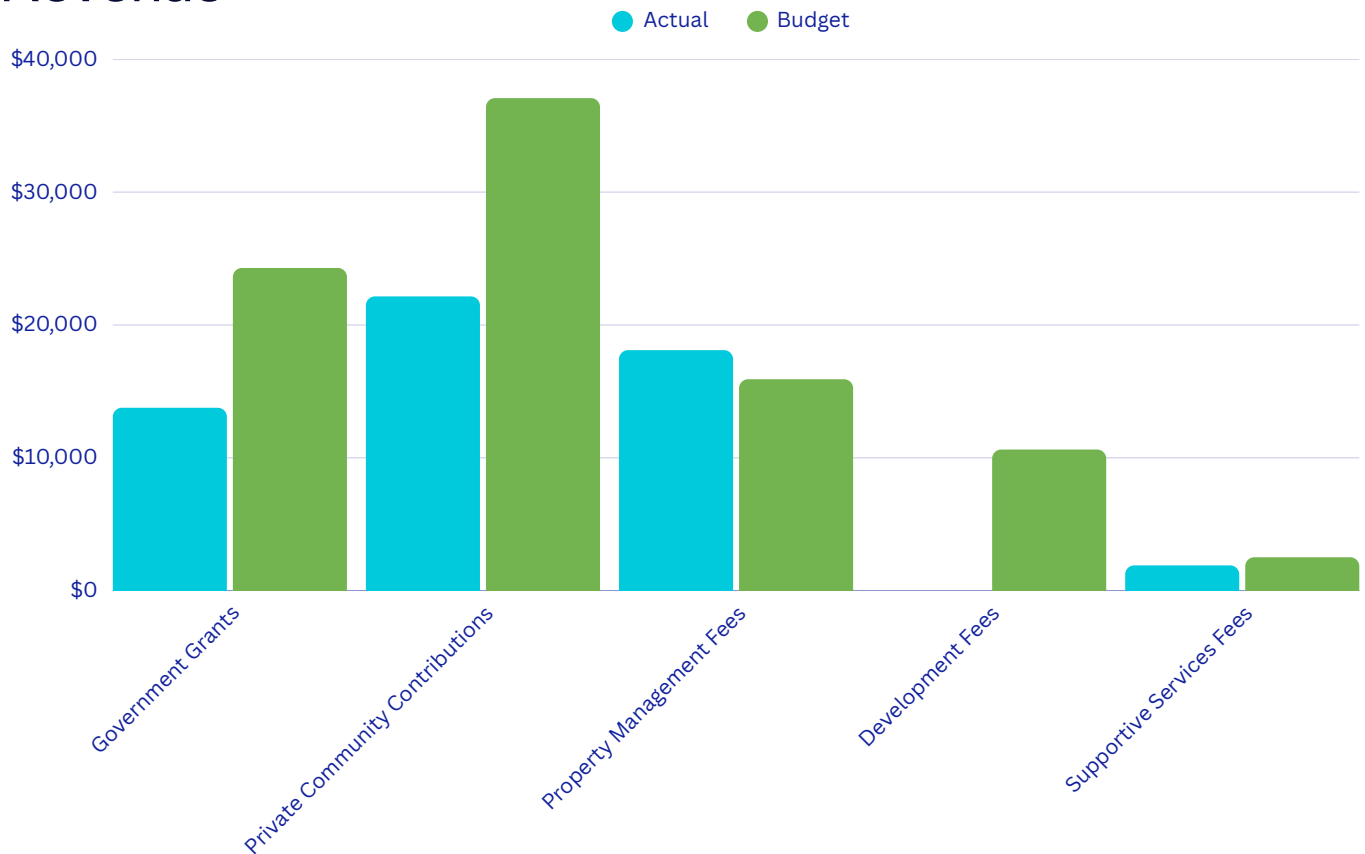


JO Board Priorities Outlined in April 2025			
	May-25	Jun-25	Aug-25
Complete the Woda Deal	Roof Repairs completed at WSTH. Insurance is underwritten. Closing expected in June with July 1 take over of property management.	Closing still expected in June. Property management transition is still July 1.	Communication is terrible. I always have run down the PIRHL and Woda teams. The date I currently have is September 1.
Update Developer Fee by entity and amount owed	Working with finance to get this recorded on the IHA balance sheet. I also have a developer fee projections worksheet developed which is shared in the board portal.	Met with Conifer to get answer on developer fees for N. Odenton. IHA is due \$63k in fees over FY26 and FY27. Opted to be conservative and add \$15K to FY26 budget.	No change
Pursue Sale Opportunities of Holdings Not in Frederick County	Conversation with ACDS regarding Oakwood. Has interest in purchasing if we sell. Setting up meeting with Homes for Amercia re Oakwood and Cumberland. I have Cohn Reznick engaged to help put a value on our interest in Robinwood Senior.	Homes for America approached IHA and asked if we would consider buying their interest in a Cumberland property. Declined due to board directive on strategies. CR advised that we could put our Robinwood interest out for bid and feels that \$14k is low ball offer.	Conversations with ACDS continue. They are trying to assist IHA with the homebuying aspect which needs to be completed by 2030. See CEO report regarding Hagerstown Robinwood and Hampstead
Reach out to DHCD regarding Going Concern and inquire about assistance	Spoke with a former DHCD employee about who best to approach . She said that the guy is a hard ass and aggressive. Joey Pulver-Director of the Division of Credit Assurance.	No action yet this month.	No action this month.
RIF of Homeownership Manager	On Monday 5/5 we were notified that the USDA-RD program is not included in the skinny budget. The mortgage money to go with it was also not included. I did have a conversation with HOM with Rachel present about what it means for his job. I encouraged him to look for other work. He offered to be a contractor for IHA to assist us with wrapping up the grant.	Things have taken a turn around. We have met with our TA and we can extend the grant 1 year and try to meet all obligations. In order to meet the obligations we must keep the staff person. He knows that we have funds to pay him through Sept 2026 if grant extension is given.	This is completed for FY26 unless something drastically changes.
Going Concern Letter	Task Completed.Signed by Patricia and ready to distribute when requested.		
Develop List of Properties where we have ownership interest for board review and discussion	Completed		

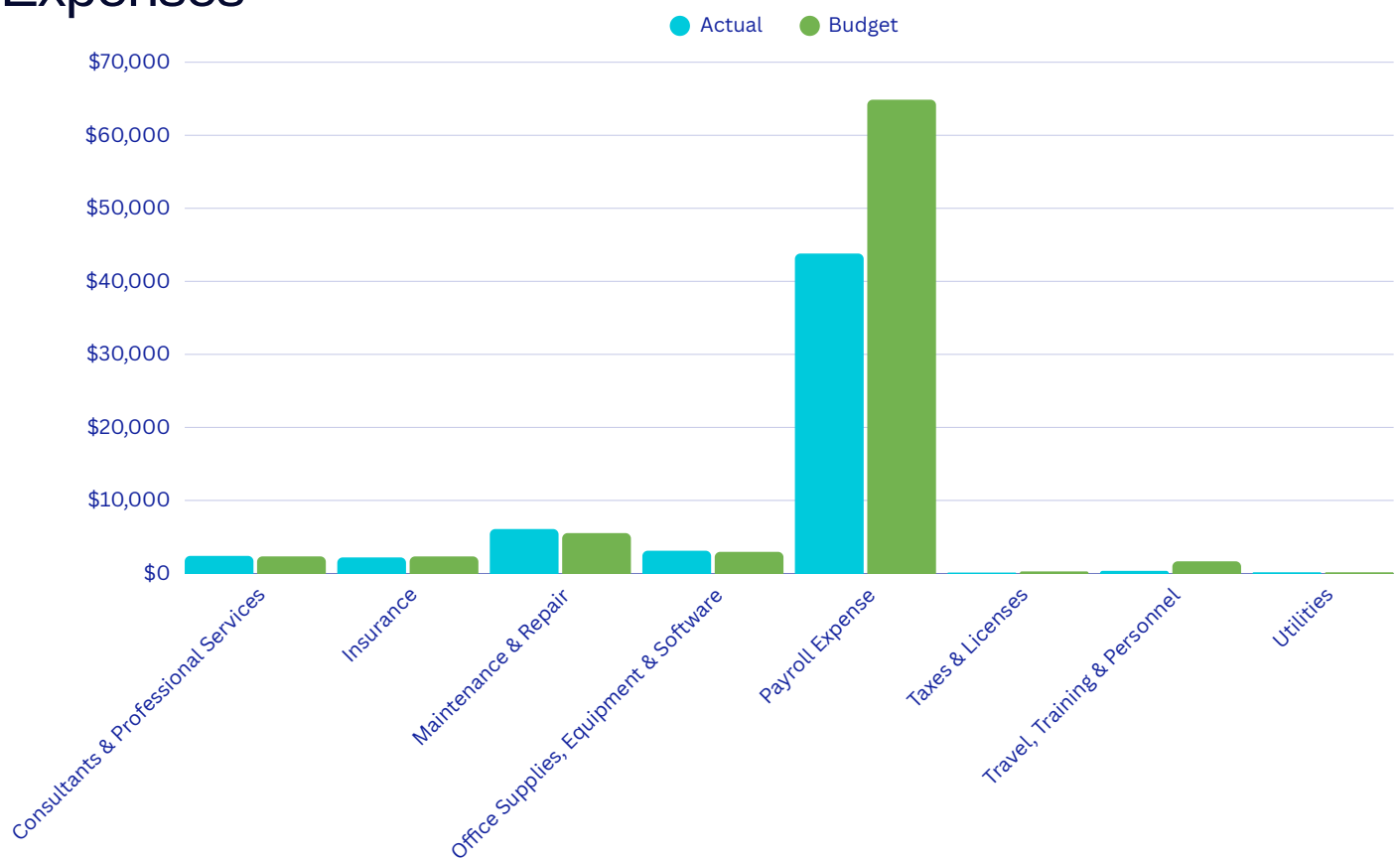
# Statement of Financials

	July 31, 2025	June 30, 2025
<b>ASSETS</b>		
Current Assets:		
• Total Bank Accounts	\$108,379.53	\$94,315.13
• Total Accounts Receivable:	\$1,056,056.82	\$1,517,146.53
• Total Current Assets:	\$1,172,968.44	\$1,620,931.04
• Total Fixed Assets:	\$4,719.93	\$4,719.9393
<b>TOTAL ASSETS:</b>	<b>\$1,177,688.37</b>	<b>\$1,625,650.97</b>
<b>LIABILITIES AND EQUITY</b>		
Liabilities:		
• Total Current Liabilities:	\$463,218.51	\$864,361.37
• Total Long-Term Liabilities:	\$593.636.87	\$596,052.32
<b>TOTAL LIABILITIES:</b>	<b>\$1,029,855.38</b>	<b>\$1,460,411.69</b>
Equities:		
• Total Equity:	\$147,382.99	\$165,239.28
<b>TOTAL EQUITIES:</b>	<b>\$147,382.99</b>	<b>\$165,239.28</b>
<b>TOTAL LIABILITIES AND NET ASSETS:</b>	<b>\$1,177,688.37</b>	<b>\$1,625,650.97</b>

## Revenue



## Expenses



# Management Report

Interfaith Housing Alliance, Inc. For the  
period ended July 31, 2025



Prepared by  
**Director of Finance**

Prepared on  
**August 14, 2025**

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**Interfaith Housing Alliance, Inc.**  
**Statement of Financial Position**  
As of July 31, 2025

	Total			
	As of Jul 31, 2025	As of Jun 30, 2025 (PP)	Change	Comments
ASSETS				
Current Assets				
Bank Accounts				
10101 IHA - Operating Checking *NEW	107,879.01	93,813.96	14,065.05	
10600 M&T PRP Grant Checking	500.52	501.17	(0.65)	
Total Bank Accounts	108,379.53	94,315.13	14,064.40	
Accounts Receivable				
11000 Accounts Receivable (A/R)	1,056,056.82	1,517,146.53	(461,089.71)	DHCD Legacy grants funds tranfered to Conifer
Total Accounts Receivable	1,056,056.82	1,517,146.53	(461,089.71)	
Other Current Assets				
13000 Prepaid Expenses	7,992.28	8,929.57	(937.29)	
14200 Security Deposits Paid	539.81	539.81	-	
Total Other Current Assets	8,532.09	9,469.38	(937.29)	
Total Current Assets	1,172,968.44	1,620,931.04	(447,962.60)	
Fixed Assets				
15000 Fixed Assets	17,193.93	17,193.93	-	
16000 Accumulated Depreciation	(12,474.00)	(12,474.00)	-	
Total Fixed Assets	4,719.93	4,719.93	-	
TOTAL ASSETS	1,177,688.37	1,625,650.97	(447,962.60)	
LIABILITIES AND EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
20000 Accounts Payable (A/P)	-	407,374.39	(407,374.39)	DHCD Legacy grants funds tranfered to Conifer
Total Accounts Payable	-	407,374.39	(407,374.39)	
Credit Cards				
10850 MandT Credit Card NEW	4,157.32	7,001.29	(2,843.97)	
Total Credit Cards	4,157.32	7,001.29	(2,843.97)	
Other Current Liabilities				
20200 Health Insurance Payable	2,311.19	2,552.16	(240.97)	
21100 Accrued Wages Payable	-	17,683.53	(17,683.53)	
23025 Deferred Grant N. Odenton (Weinberg)	429,750.00	429,750.00	-	
Total Other Current Liabilities	432,061.19	449,985.69	(17,924.50)	
Total Current Liabilities	436,218.51	864,361.37	(428,142.86)	
Long-Term Liabilities				
24000 Mortgages & Notes Payable	542,562.76	544,976.21	(2,413.45)	
24660 M&T LOC	51,074.11	51,074.11	-	
Total Long-Term Liabilities	593,636.87	596,050.32	(2,413.45)	
Total Liabilities	1,029,855.38	1,460,411.69	(430,556.31)	
Equity				
30000 Opening Balance Equity	(287,965.38)	(287,965.38)	-	
32000 General Equity	50,896.99	50,896.99	-	
33000 Retained Earnings	396,552.74	697,861.51	(301,308.77)	
34000 Donor Restricted Net Assets	5,754.93	5,754.93	-	
Net Revenue	(17,406.29)	(301,308.77)	283,902.48	
Total Equity	147,832.99	165,239.28	(17,406.29)	
TOTAL LIABILITIES AND EQUITY	1,177,688.37	1,625,650.97	(447,962.60)	

**Interfaith Housing Alliance, Inc.**  
**Statement of Activity**  
July 2025

	Total			Jul 2024 (PY YTD)	Comments
	Jul 2025	Jun 2025 (PP)	Change		
<b>Revenue</b>					
					N Odenton DHCD Legacy grant, funds received & transferred to Conifer
41000 Government Grants	13,768.24	472,093.02	(458,324.78)	29,649.14	
42000 Private Community Contributions	22,149.40	6,080.80	16,068.60	11,824.95	
43000 Property Management Fees	18,103.86	17,691.80	412.06	15,793.94	
43200 Supportive Services Fees	1,905.00	990.60	914.40	2,167.75	
<b>Total Revenue</b>	<b>55,926.50</b>	<b>496,856.22</b>	<b>(440,929.72)</b>	<b>59,435.78</b>	
<b>Gross Profit</b>	<b>55,926.50</b>	<b>496,856.22</b>	<b>(440,929.72)</b>	<b>59,435.78</b>	
<b>Expenditures</b>					
51000 Accounting & Auditing		3,975.00	(3,975.00)		
52000 Advertising & Marketing	67.18	67.09	0.09	52.99	
54000 Bank/Credit Card Charges	194.02	199.10	(5.08)	5,605.23	
55000 Consultants & Professional Services	2,405.59	2,027.64	377.95	2,598.94	
56000 Dues & subscriptions	34.58	202.75	(168.17)		
57000 Insurance	2,197.62	3,382.00	(1,184.38)	2,334.48	
58000 Interest Paid	515.73	541.68	(25.95)	1,467.03	
60000 Maintenance & Repair	6,084.80		6,084.80		
62000 Office Supplies, Equipment & Software	3,113.71	2,031.97	1,081.74	6,370.57	
64000 Payroll Expense	43,807.02	79,937.24	(36,130.22)	62,514.97	Adjusted for PR accrual \$15k in June
67000 Rent & Lease	647.41	647.41	-	647.41	
68000 Resident Services Program Cost			-	2,040.00	
69000 Taxes & Licenses	124.40	1,500.00	(1,375.60)	640.00	
70000 Travel, Training & Personnel	360.40	1,440.39	(1,079.99)	1,155.81	
72000 Utilities	162.42	168.78	(6.36)	218.09	
					N Odenton DHCD Legacy grant, funds received & transferred to Conifer
75000 Public Aide and Advocacy (Properties)	7,500.00	407,374.50	(399,874.50)		
<b>Total Expenditures</b>	<b>67,214.88</b>	<b>503,495.55</b>	<b>(436,280.67)</b>	<b>85,645.52</b>	
<b>Net Operating Revenue</b>	<b>(11,288.38)</b>	<b>(6,639.33)</b>	<b>(4,649.05)</b>	<b>(26,209.74)</b>	
<b>Other Revenue</b>					
47000 Endowment Income			-	2,632.96	
48100 Dividend Revenue			-	56.64	
48200 Interest Earned	0.15	0.13	0.02	294.57	
80000 Gain/loss on sale of Asset		4,795.80	(4,795.80)		
<b>Total Other Revenue</b>	<b>0.15</b>	<b>4,795.93</b>	<b>(4,795.78)</b>	<b>2,984.17</b>	
<b>Other Expenditures</b>					
79000 Depreciation		2,407.00	(2,407.00)		
<b>Total Other Expenditures</b>	<b>-</b>	<b>2,407.00</b>	<b>(2,407.00)</b>	<b>-</b>	
<b>Net Other Revenue</b>	<b>0.15</b>	<b>2,388.93</b>	<b>(2,388.78)</b>	<b>2,984.17</b>	
<b>Net Revenue</b>	<b>(11,288.23)</b>	<b>(4,250.40)</b>	<b>(7,037.83)</b>	<b>(23,225.57)</b>	



**Interfaith Housing Alliance, Inc.**

**Budget vs. Actuals: IHA Budget FY2026 - FY26 P&L Classes**

July 2025 - June 2026

	MTD			
	Actual	Budget	over Budget	Comments
Revenue				
41000 Government Grants	13,768.24	24,290.17	(10,521.93)	Budget split evenly over 12 M, received CPG & PRP
42000 Private Community Contributions	-	-	-	
42100 Church Contributions	-	583.33	(583.33)	
42300 Corporate Contributions	18,000.00	20,109.46	(2,109.46)	
42400 Individual Contributions	4,065.80	4,697.04	(631.24)	
42500 Private Foundation Grants	83.60	11,683.50	(11,599.90)	Budget split evenly over 12 M
Total 42000 Private Community Contributions	22,149.40	37,073.33	(14,923.93)	
43000 Property Management Fees	18,103.86	15,915.05	2,188.81	
43100 Development Fees	-	10,625.00	(10,625.00)	
43200 Supportive Services Fees	1,905.00	2,517.32	(612.32)	
Total Revenue	55,926.50	90,420.87	(34,494.37)	
Gross Profit	55,926.50	90,420.87	(34,494.37)	
Expenditures				
51000 Accounting & Auditing	-	4,738.16	(4,738.16)	Budget split evenly over 12 M
52000 Advertising & Marketing	67.18	625.94	(558.76)	
54000 Bank/Credit Card Charges	194.02	221.17	(27.15)	
55000 Consultants & Professional Services	-	192.50	(192.50)	
55100 Business Consulting Services	2,012.50	1,633.92	378.58	
55200 Professional Payroll processing services	393.09	511.59	(118.50)	
Total 55000 Consultants & Professional Services	2,405.59	2,338.01	67.58	
56000 Dues & subscriptions	34.58	177.88	(143.30)	
57000 Insurance	(69.00)	-	(69.00)	
57100 Director's and Officer's	346.83	686.75	(339.92)	
57200 Property and Liability	1,684.79	1,493.12	191.67	
57300 Workers Compensation	235.00	154.83	80.17	
Total 57000 Insurance	2,197.62	2,334.70	(137.08)	
58000 Interest Paid	515.73	512.91	2.82	
59000 Legal Fees	-	333.33	(333.33)	
60000 Maintenance & Repair	-	-	-	
60100 Cleaning & Janitorial	6,000.00	2,500.00	3,500.00	Contractor fee for Ron 15 units budgeted, completed 2 PRP units
60150 Elevator Service	-	-	-	
60200 Exterminating Service	-	12.50	(12.50)	
60300 Grounds Maintenance	84.80	-	84.80	
60500 Tools & Supply Purchases	-	2,991.67	(2,991.67)	Construction supplies for FAHI budget split evenly over 12 M
60600 Vehicle Maintenance	-	25.00	(25.00)	
Total 60000 Maintenance & Repair	6,084.80	5,529.17	555.63	
62000 Office Supplies, Equipment & Software	31.00	50.00	(19.00)	
62100 Computer Software purchases	946.93	1,259.50	(312.57)	
62200 IT Computer Support	1,623.78	1,063.77	560.01	
62300 Office Equipment Rental/Purchase	-	100.00	(100.00)	
62400 Office Supplies	512.00	486.60	25.40	
Total 62000 Office Supplies, Equipment & Software	3,113.71	2,959.87	153.84	
64000 Payroll Expense	-	-	-	
64100 Health Insurance Benefits	4,745.49	4,902.49	(157.00)	
64200 Payroll Taxes	2,502.11	4,093.06	(1,590.95)	
64300 Retirement Benefits	2,014.42	2,398.62	(384.20)	
64400 Salary	34,545.00	53,475.85	(18,930.85)	FY 25 P/R accrual reversed
Total 64000 Payroll Expense	43,807.02	64,870.02	(21,063.00)	
65000 Postage and Printing	-	171.44	(171.44)	
67000 Rent & Lease	647.41	675.90	(28.49)	
69000 Taxes & Licenses	-	-	-	
69100 Other Taxes	124.40	282.50	(158.10)	
Total 69000 Taxes & Licenses	124.40	282.50	(158.10)	
70000 Travel, Training & Personnel	-	280.09	(280.09)	
70100 Meals	-	25.00	(25.00)	
70200 Mileage	-	475.31	(475.31)	
70300 Training expense	360.40	746.10	(385.70)	
70400 Fuel Expense	-	110.00	(110.00)	
70500 Personnel Recruitment	-	28.24	(28.24)	
Total 70000 Travel, Training & Personnel	360.40	1,664.74	(1,304.34)	
72000 Utilities	-	-	-	
72200 Electric	(6.24)	-	(6.24)	
72600 Telephone	168.66	162.20	6.46	
Total 72000 Utilities	162.42	162.20	0.22	
75000 Public Aide and Advocacy (Properties)	7,500.00	-	7,500.00	
Total Expenditures	67,214.88	87,597.94	(20,383.06)	
Net Operating Revenue	(11,288.38)	2,822.93	(21,629.55)	
Other Revenue				
48200 Interest Earned	0.15	0.42	(0.27)	
80000 Gain/loss on sale of Asset	-	1,166.67	(1,166.67)	
Total Other Revenue	0.15	1,167.09	(1,166.94)	
Net Other Revenue	0.15	1,167.09	(1,166.94)	
Net Revenue	(11,288.23)	3,990.02	(15,278.25)	

IHA Operating Cash Roll forward *4622								
August-25			September-25			October-25		
	8/14/2025	111,209.90	Beginning Cash Op		58,949.39	Beginning Cash Op		23,374.73
Pending Deposits			Pending Deposits			Pending Deposits		
	Interco			Interco	48,600.00		Interco	48,600.00
	USDA-PRP	7,518.24		USDA-PRP	7,500.00		USDA-PRP	7,500.00
	Ent Grant							
	Developer Fee WSTH	5,045.00					Developer Fee	-
				WSTH Sale	8,000.00			
	TAG (WH)			TAG (WH)	16,500.00		Morgan Stanley	125,000.00
				CPG			CPG	
		12,563.24			80,600.00			181,100.00
Expenditures Due			Expenditures Due			Expenditures Due		
	CR Card Payment 28th	4,022.83		CR Card Payment	5,000.00		CR Card Payment	5,000.00
	M&T Loan payments 20th(PIF 12.2.2026)	2,572.37		M&T Loan payments 20th(PIF 12.2.2026)	2,572.37		M&T Loan payments 20th(PIF 12.2.2026)	2,572.37
	LOC Payment (8.75%)	1,100.00		LOC Payment	1,100.00		LOC Payment	1,100.00
	Payroll	45,512.79		Payroll	91,025.58		Payroll	91,025.58
	Recurring Vendor Payments	700.00		Recurring Vendor Payments	5,409.61		Recurring Vendor Payments	5,409.61
	Kelly Ins 26th	10,915.76		Kelly Ins	11,067.10		Kelly Ins	11,067.10
	Worker's Comp Ins (qtrly)			Worker's Comp Ins (qtrly)			Worker's Comp Ins (qtrly)	
	Insurance Brethern Mutal (16th)			Insurance			Insurance	6,512.65
	Insurance CNA							
	ERC Fee Payroll Services							
		64,823.75			116,174.66			122,687.31
Ending Cash 8/31/2025		58,949.39	Ending Cash 9/30/2025		23,374.73	Ending Cash 10/31/2025		81,787.42

**TIMELINE FOR COMPLETION OF 2023-2026 USDA-RD SELF HELP PURCHASE REPAIR HOMEOWNERSHIP PROGRAM 523 TA GRANT *\*Pending Approval***

Updated	2023					2024												2025												2026															
8/1/2025	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP							
Participant 1	1	1	1	1	1	1	1	1	1	1	1	Original Estimate														Current Estimate														Recruitment					
Megan Meisel	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	Current Estimate														Counseling					
Participant 2	2	2	2	2	2	2	2	2	2	2	2	Original Estimate														Current Estimate														Waiting for COE					
LaShonda Northington	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	Current Estimate														Waiting for Funding						
Participant 3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	Original Estimate												Current Estimate														Shopping				
Donna-Lee Wallace	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3		Pre-Closing Activities				
Participant 4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	Original Estimate												Current Estimate														502 Loan Closing			
Charlotte Johnson	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4		Repairs			
Participant 5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	Original Estimate												Current Estimate														Close Account			
Mary Launi	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5				
Participant 6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	Current Estimate																			
Kate Lynch	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6				
Participant 7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	Current Estimate																			
TeKeisha Gibson	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7				
Participant 8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8				
Participant 9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9			
Participant 10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10		
Participant 11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11		
Participant 12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12		
Participant 13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13		
Participant 14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14		
Participant 15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15		
	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP							

## 08/01/25 – Purchase Repair Program Stats for the USDA-RD 523 TA Grant 2023-2026

**Grant Obligation: 15 Participants to be completed by 9/30/26 *\*Pending Approval\****

### 7 participants have purchased an eligible home

5 participants have completed 100% of their repairs

	<i>Closed</i>	<i>Final Home Inspection</i>	<i>Final Docs sent to USDA-RD</i>
▪ M. Meisel	11/21/23	06/04/24	
▪ L. Northington	07/12/24	10/18/24	
▪ C. Johnson	01/17/25	04/15/25	
▪ M. Launi	03/21/25	06/27/25	07/29/25
▪ D. Wallace	08/26/24	06/20/25	

2 participants are actively working on their repairs

	<i>Closed</i>	<i>% Completed</i>
▪ K. Lynch	07/18/25	0%
▪ T. Gibson	07/25/25	0%

0 participants have a home under contract

<i>Contract</i>	<i>Inspection</i>	<i>Sent to USDA-RD</i>	<i>Appraisal</i>	<i>Closing</i>
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0 participants have their Letter of Eligibility

<i>Submitted</i>	<i>USDA-RD staff</i>	<i>LOE Issued to replace COE issued 2/9 or later</i>
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0 participant are waiting for their loan application to be processed by USDA-RD

<i>Entered Program</i>	<i>Loan Application Submitted</i>
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0 participants are actively working on the loan RE-application process

<i>Entered Program</i>	<i>Invited to Submit Loan Documents</i>
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1 participant is ready to move forward with the loan application process

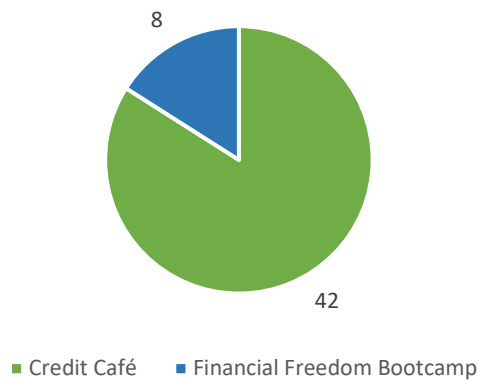
<i>Entered Program</i>	<i>Next Steps</i>
▪ Q. Kilberg	03/29/2024 application submission

# Interfaith Housing Alliance Workshop Impact Report – July 2025\*

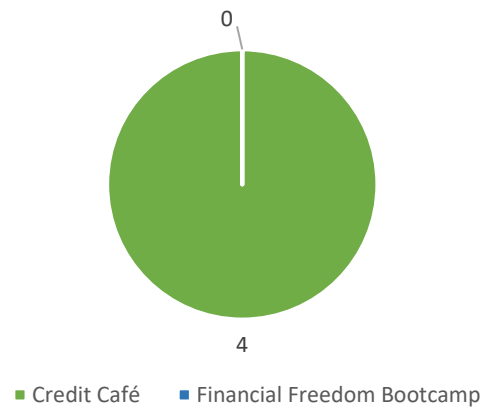
Workshop Data YTD for FY26



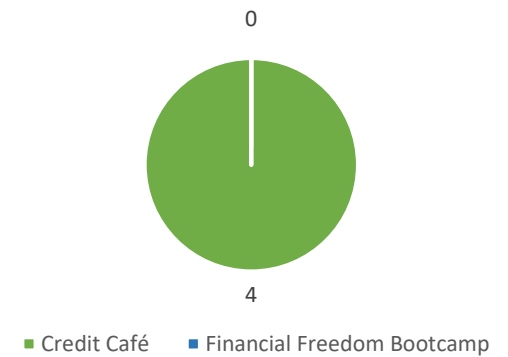
Number & Type of Workshops  
Planned for FY26



Number & Type of Workshops  
Implemented YTD for FY26



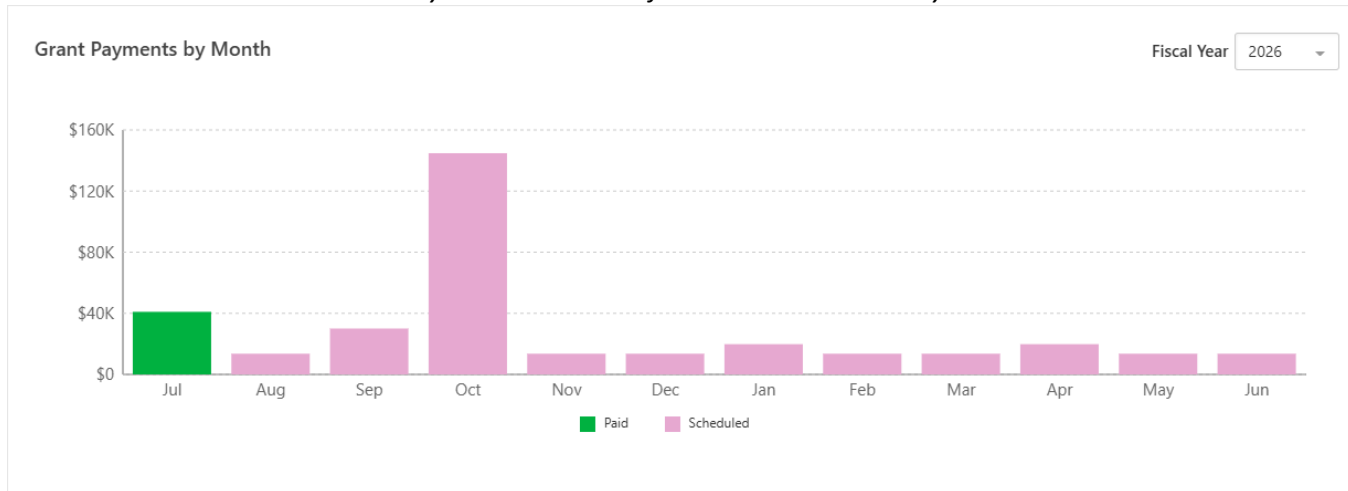
Duplicated Number of  
Participants Served Across  
Workshops YTD for FY26



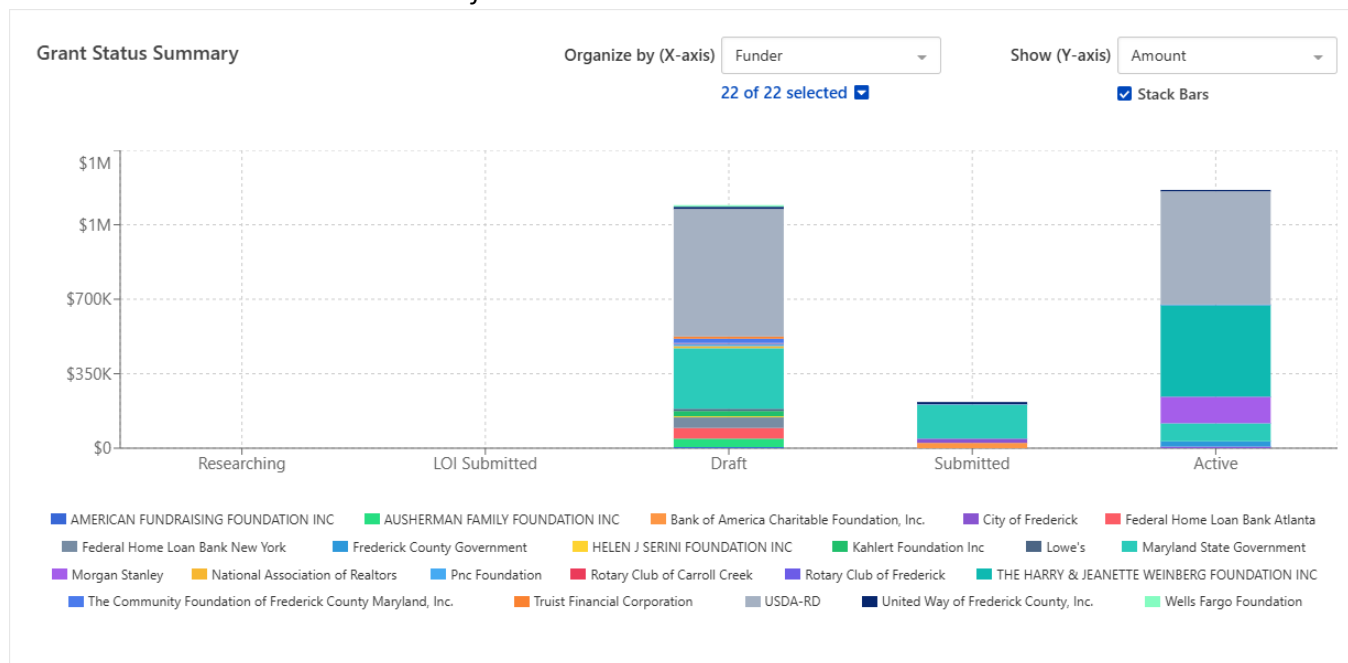
\*as of August 5, 2025

## Interfaith Housing Alliance Grant Funding Report – July 2025\*

### Payments Scheduled for Awarded Grants Only\*\*



### Distribution of Potential and Active Grant Funds across Funders



\*as of August 7, 2025

\*\*assumes one-year extension request will be granted from USDA-RD grant