



Board Meeting Packet

March 2026

Interfaith Housing Alliance





Celebrating
35 Years
OF AFFORDABLE
HOUSING CREATION

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IHA Board of Directors Meeting Agenda

Thursday, March 19, 2026, at 4:00 PM

Teams Meeting Check Meeting Invitation



Welcome - Consent Agenda Approval-**Voting**

Consent Agenda Items:

- Agenda
- Operational Reports
- Meeting Minutes February 2026



Board Business:

ALL DISCUSS

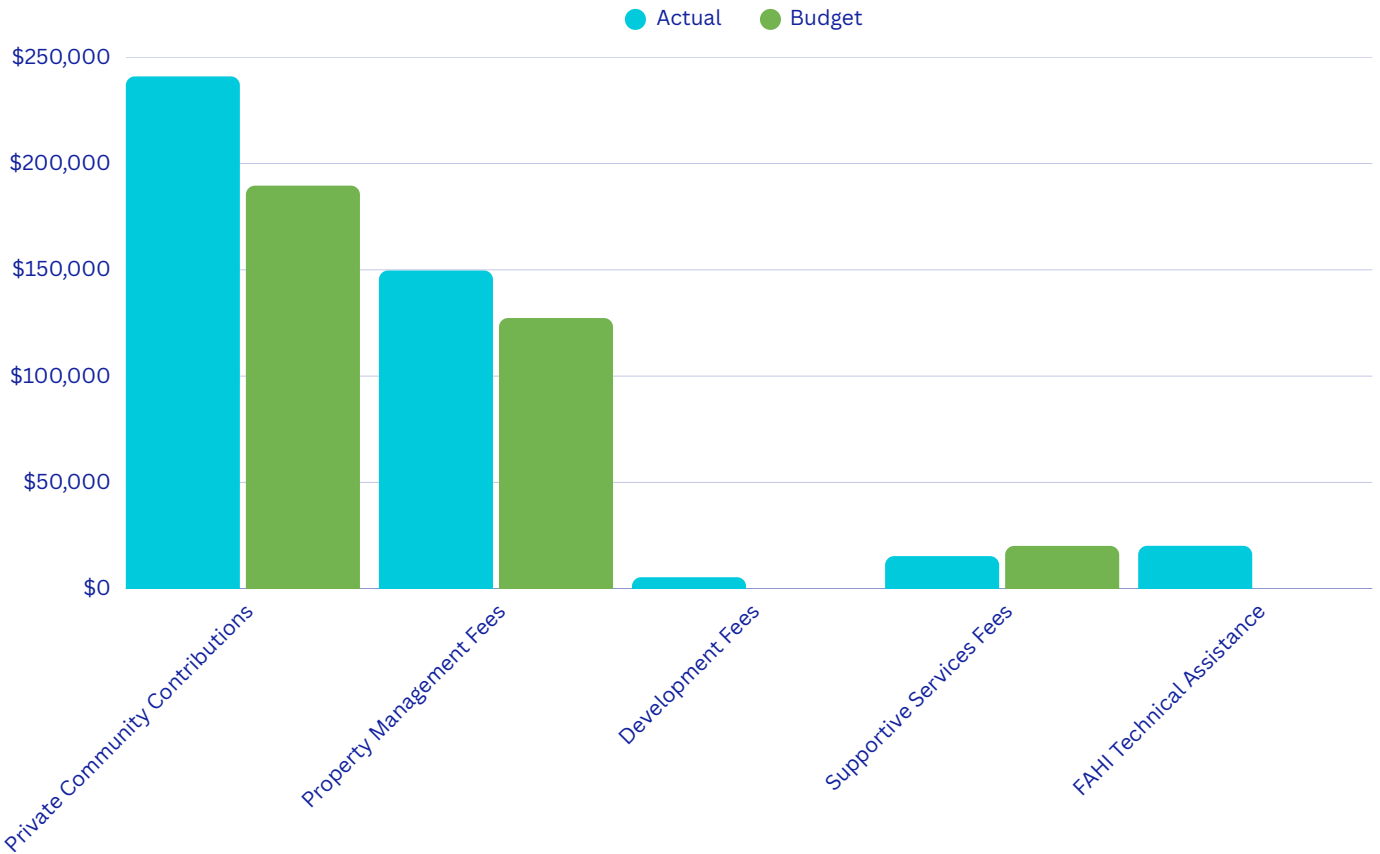
- | | |
|---|--------------|
| • Financial Reports & Forecasting | Chris & Anna |
| • NeighborGood loss of contract with USDA | ALL |
| • Fund Development | Rachel |
| • Annual Insurance Renewal | ALL |
| • Himes Avenue project update | ALL |
| • MOU | |

Next meeting: April 16, 2026, 4:00pm - would like to move it to April 23, 2026 for reporting purposes.

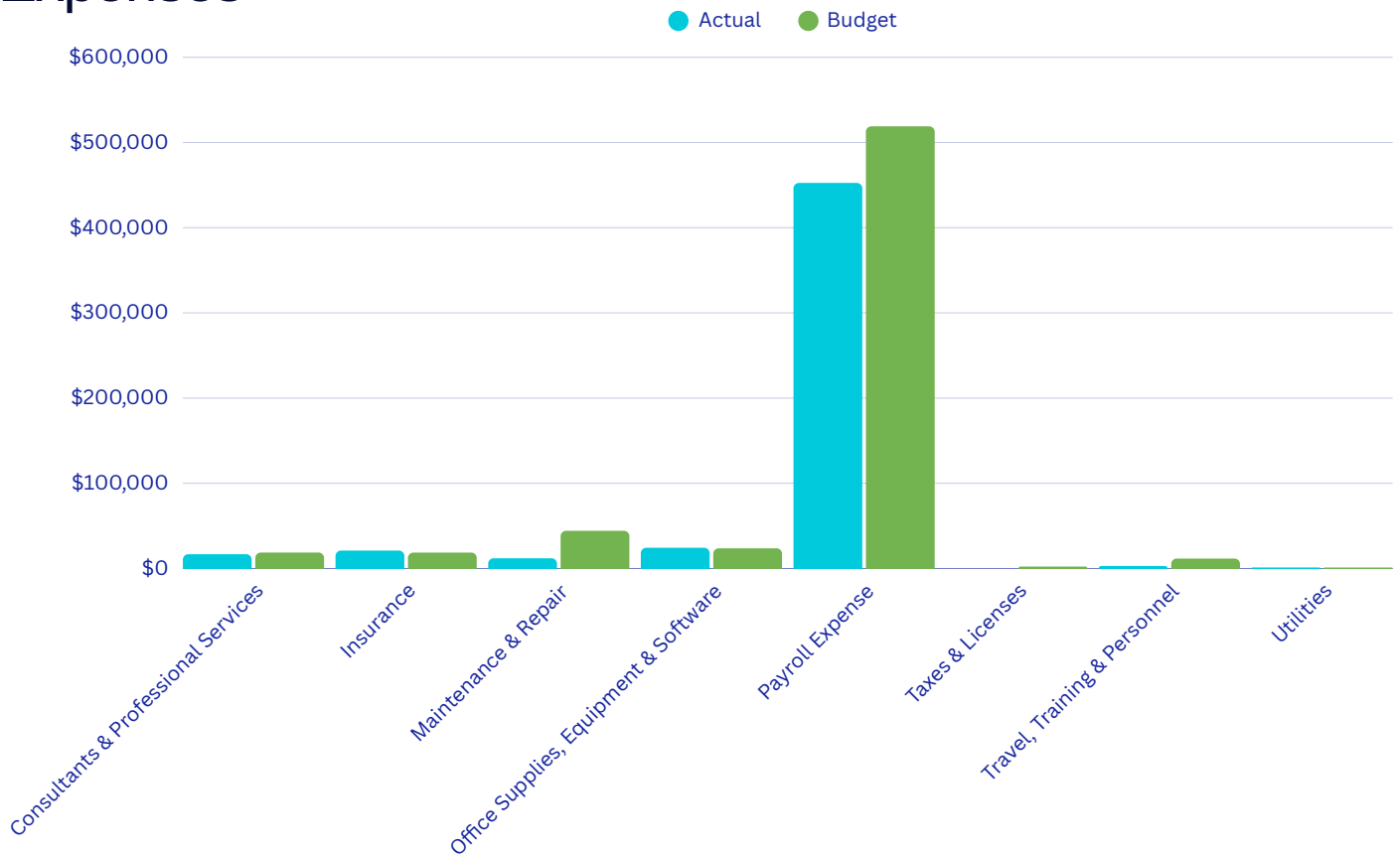
Statement of Financials

	January 31, 2026	February 28, 2026
ASSETS		
Current Assets:		
• Total Bank Accounts	\$94,390.53	\$80,810.41
• Total Accounts Receivable:	\$1,420,191.36	\$1,413,730.54
• Total Current Assets:	\$1,527,072.86	\$1,504,097.25
• Total Fixed Assets:	\$4,719.93	\$4,719.93
TOTAL ASSETS:	\$1,531,792.79	\$1,508,817.18
LIABILITIES AND EQUITY		
Liabilities:		
• Total Current Liabilities:	\$439,972.92	\$436,764.63
• Total Long-Term Liabilities:	\$579,352.81	\$576,882.37
TOTAL LIABILITIES:	\$1,019,325.73	\$1,013,647.00
Equities:		
• Total Equity:	\$512,467.06	\$495,170.18
TOTAL EQUITIES:	\$512,467.06	\$495,170.18
TOTAL LIABILITIES & EQUITY:	\$1,531,792.79	\$1,508,817.18

Revenue



Expenses



Management Report

Interfaith Housing Alliance, Inc. For the
period ended February 28, 2026



Prepared by

Director of Finance

Prepared on

March 16, 2026

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Statement of Financial Position Management_COMP3

Statement of Activity YTD Comparison_updated COMP4

Budget v Actual FY 20255

Cash Forecast.....7

Interfaith Housing Alliance, Inc.
Statement of Financial Position
As of February 28, 2026

	Total			Comments
	As of Feb 28, 2026	As of Jan 31, 2026	Change	
ASSETS				
Current Assets				
Bank Accounts				
10101 IHA - Operating Checking *NEW	80,310.58	93,890.47	(13,579.89)	
10600 M&T PRP Grant Checking	499.83	500.06	(0.23)	
Total Bank Accounts	80,810.41	94,390.53	(13,580.12)	
Accounts Receivable				
11000 Accounts Receivable (A/R)				
11200 Accounts Receivable (A/R)-Govt Grant (USDA/N Odenton)	4,907.25	9,386.71	(4,479.46)	
11300 Accounts Receivable (A/R)-Other	16,000.00	16,000.00	-	
11400 Accounts Receivable (A/R)- Supportive Services Conifer	6,179.28	5,746.94	432.34	
11450 Accounts Receivable (A/R)- Personal CC Reimb	1.58		1.58	
11600 Accounts Receivable (A/R)-Intercompany Due	56,901.97	59,317.25	(2,415.28)	
11725 Note Receivable N Odenton Assoc LLC (Weinberg)	829,750.00	829,750.00	-	
11800 Hampstead Partnership Loan	500,000.00	500,000.00	-	
11900 Accounts Receivable- PRP	(9.54)	(9.54)	-	
Total Accounts Receivable	1,413,730.54	1,420,191.36	(6,460.82)	
Other Current Assets				
13000 Prepaid Expenses	9,016.49	11,951.16	(2,934.67)	
14200 Security Deposits Paid	539.81	539.81	-	
Total Other Current Assets	9,556.30	12,490.97	(2,934.67)	
Total Current Assets	1,504,097.25	1,527,072.86	(22,975.61)	
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	1,508,817.18	1,531,792.79	(22,975.61)	
LIABILITIES AND EQUITY				
Liabilities				
Current Liabilities				
Credit Cards				
10850 MandT Credit Card NEW	4,318.13	7,007.74	(2,689.61)	
Total Credit Cards	4,318.13	7,007.74	(2,689.61)	
Other Current Liabilities				
20200 Health Insurance Payable	2,696.47	2,599.77	96.70	
20300 HSA Payable	-	615.38	(615.38)	
20500 Payroll Tax Payable	0.03	0.03	-	
23025 Deferred Grant N. Odenton (Weinberg)	429,750.00	429,750.00	-	
Total Other Current Liabilities	432,446.50	432,965.18	(518.68)	
Total Current Liabilities	436,764.63	439,972.92	(3,208.29)	
Long-Term Liabilities				
24000 Mortgages & Notes Payable	525,449.12	527,919.56	(2,470.44)	
24660 M&T LOC	51,433.25	51,433.25	-	
Total Long-Term Liabilities	576,882.37	579,352.81	(2,470.44)	
Total Liabilities	1,013,647.00	1,019,325.73	(5,678.73)	
Equity				
30000 Opening Balance Equity	(287,965.38)	(287,965.38)	-	
32000 General Equity	49,316.99	49,316.99	-	
33000 Retained Earnings	798,132.74	798,132.74	-	
34000 Donor Restricted Net Assets	7,273.84	7,273.84	-	
Net Revenue	(71,588.01)	(54,291.13)	(17,296.88)	
Total Equity	495,170.18	512,467.06	(17,296.88)	
TOTAL LIABILITIES AND EQUITY	1,508,817.18	1,531,792.79	(22,975.61)	

Interfaith Housing Alliance, Inc.
Statement of Activity YTD Comparison
February 2026

	Total			Comments
	Feb 2026	Jan-26	Change	
Revenue				
41000 Government Grants	34,429.42	6,971.08	27,458.34	MHCF grant \$29.5k, programs & PRP \$5k
42000 Private Community Contributions			-	
42200 Civic Groups			-	
42300 Corporate Contributions		1,500.00	(1,500.00)	
42400 Individual Contributions	80.80	1,040.80	(960.00)	
42500 Private Foundation Grants			-	
Total 42000 Private Community Contributions	80.80	2,540.80	(2,460.00)	
43000 Property Management Fees	15,452.59	17,192.35	(1,739.76)	
43100 Development Fees			-	
43200 Supportive Services Fees	1,494.24	2,345.69	(851.45)	
43300 FAHI Technical Assistance			-	
Total Revenue	51,457.05	29,049.92	22,407.13	
Gross Profit	51,457.05	29,049.92	22,407.13	
Expenditures				
51000 Accounting & Auditing	15,125.00		15,125.00	NRSHHA dues & MD Charitable registration renewal
52000 Advertising & Marketing	53.08	160.59	(107.51)	
54000 Bank/Credit Card Charges	196.96	494.10	(297.14)	
55000 Consultants & Professional Services	120.95		120.95	HR Enhancements (Jim)
55100 Business Consulting Services	1,312.50	925.00	387.50	
55200 Professional Payroll processing services	638.56	579.00	59.56	
Total 55000 Consultants & Professional Services	2,072.01	1,504.00	568.01	
56000 Dues & subscriptions	800.00	130.00	670.00	NRSHHA dues & MD Charitable registration renewal
57000 Insurance			-	
57100 Director's and Officer's	685.09	685.09	-	
57200 Property and Liability	1,889.58	1,889.58	-	
57300 Workers Compensation			-	
Total 57000 Insurance	2,574.67	2,574.67	-	
58000 Interest Paid	440.47	460.39	(19.92)	
60000 Maintenance & Repair			-	
60100 Cleaning & Janitorial			-	
60300 Grounds Maintenance			-	
60500 Tools & Supply Purchases			-	
Total 60000 Maintenance & Repair	-	-	-	
62000 Office Supplies, Equipment & Software	26.00	14.00	12.00	
62100 Computer Software purchases	1,143.32	876.62	266.70	
62200 IT Computer Support	1,330.85	1,330.85	-	
62400 Office Supplies	472.01	514.25	(42.24)	
Total 62000 Office Supplies, Equipment & Software	2,972.18	2,735.72	236.46	
64000 Payroll Expense			-	
64100 Health Insurance Benefits	3,369.03	3,444.02	(74.99)	
64200 Payroll Taxes	3,691.99	5,891.63	(2,199.64)	
64300 Retirement Benefits	1,622.30	1,615.41	6.89	
64400 Salary	35,414.21	42,632.10	(7,217.89)	Reduction due to JO exit
Total 64000 Payroll Expense	44,097.53	53,583.16	(9,485.63)	Property payroll exp 26,999.77
65000 Postage and Printing		55.43	(55.43)	
67000 Rent & Lease	665.18	665.18	-	
69000 Taxes & Licenses			-	
69100 Other Taxes			-	
Total 69000 Taxes & Licenses	-	-	-	
70000 Travel, Training & Personnel			-	
70200 Mileage			-	
70300 Training expense	357.94	252.28	105.66	
70500 Personnel Recruitment			-	
Total 70000 Travel, Training & Personnel	357.94	252.28	105.66	
72000 Utilities			-	
72200 Electric			-	
72600 Telephone	146.10	149.95	(3.85)	
Total 72000 Utilities	146.10	149.95	(3.85)	
75000 Public Aide and Advocacy (Properties)			-	
Total Expenditures	69,501.12	62,765.47	6,735.65	
Net Operating Revenue	(18,044.07)	(33,715.55)	15,671.48	
Other Revenue				
48200 Interest Earned	0.07	0.57	(0.50)	
48300 Other Income			-	
48400 Loss on Sale of Property			-	
Total Other Revenue	0.07	0.57	(0.50)	
Net Other Revenue	0.07	0.57	(0.50)	
Net Revenue	(18,044.00)	(33,714.98)	15,670.98	

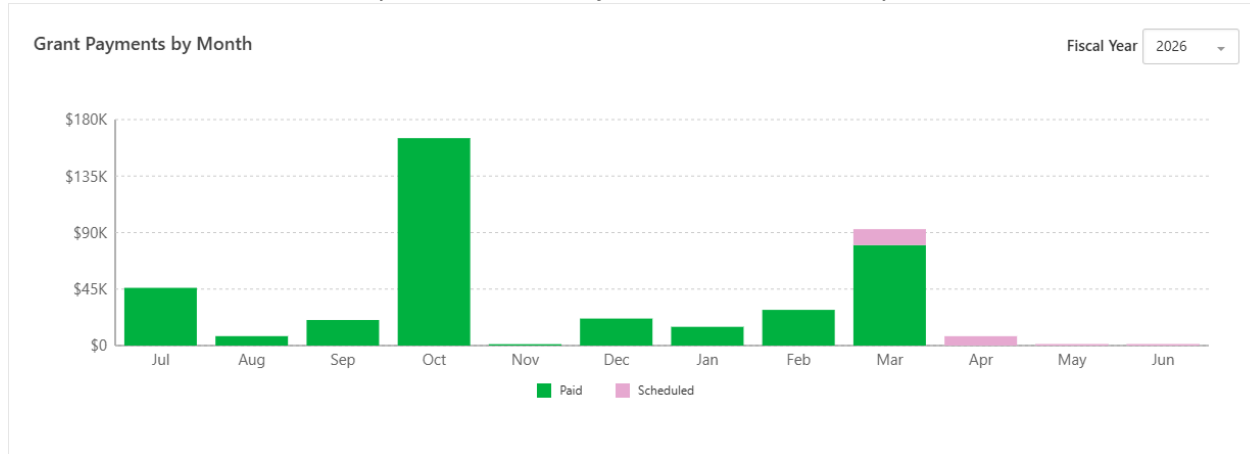
Interfaith Housing Alliance, Inc.
Budget vs. Actuals: IHA Budget FY2026 - FY26 P&L Classes
July 2025 - February 2026

	MTD			YTD			Comments
	Actual	Budget	over Budget	Actual	Budget	over Budget	
Revenue							
41000 Government Grants	34,429.42	\$14,946	19,483.34	98,937.13	119,568.67	(20,631.54)	MHCF grant \$29.5k, programs & PRP \$5k
42000 Private Community Contributions	-	-	-	-	-	-	
42100 Church Contributions	-	-	-	-	-	-	
42200 Civic Groups	-	-	-	1,500.00	-	1,500.00	
42300 Corporate Contributions	-	15,049.00	(15,049.00)	171,500.00	120,392.00	51,108.00	
42400 Individual Contributions	80.80	3,269.00	(3,188.20)	46,656.80	26,152.00	20,504.80	
42500 Private Foundation Grants	-	5,382.00	(5,382.00)	21,323.80	43,056.00	(21,732.20)	
Total 42000 Private Community Contributions	80.80	23,700.00	(23,619.20)	240,980.60	189,600.00	51,380.60	
43000 Property Management Fees	15,452.59	15,915.05	(462.46)	149,680.71	127,320.40	22,360.31	
43100 Development Fees	-	-	-	5,400.00	-	(79,600.00)	
43200 Supportive Services Fees	1,494.24	2,517.32	(1,023.08)	15,331.60	20,138.56	(4,806.96)	
43300 FAHI Technical Assistance	-	-	-	20,182.22	-	20,182.22	
Total Revenue	51,457.05	57,078.45	(5,621.40)	530,512.26	456,627.63	48,302.41	
Gross Profit	51,457.05	57,078.45	(5,621.40)	530,512.26	456,627.63	48,302.41	
Expenditures							
51000 Accounting & Auditing	15,125.00	4,738.16	10,386.84	47,000.00	37,905.28	9,094.72	PIF IHA audit split budget equally
52000 Advertising & Marketing	53.08	625.94	(572.86)	843.33	5,007.52	(4,164.19)	
54000 Bank/Credit Card Charges	196.96	221.17	(24.21)	1,852.61	1,769.36	83.25	
55000 Consultants & Professional Services	120.95	192.50	(71.55)	120.95	1,540.00	(1,419.05)	
55100 Business Consulting Services	1,312.50	1,633.92	(321.42)	12,234.57	13,071.36	(836.79)	
55200 Professional Payroll processing services	638.56	511.59	126.97	4,395.30	4,092.72	302.58	
Total 55000 Consultants & Professional Services	2,072.01	2,338.01	(266.00)	16,750.82	18,704.08	(1,953.26)	
56000 Dues & subscriptions	800.00	177.88	622.12	1,575.14	1,423.04	152.10	
57000 Insurance	-	-	-	(69.00)	-	(69.00)	
57100 Director's and Officer's	685.09	686.75	(1.66)	4,801.20	5,494.00	(692.80)	
57200 Property and Liability	1,889.58	1,493.12	396.46	15,053.96	11,944.96	3,109.00	
57300 Workers Compensation	-	154.83	(154.83)	1,259.26	1,238.64	20.62	
Total 57000 Insurance	2,574.67	2,334.70	239.97	21,045.42	18,677.60	2,367.82	
58000 Interest Paid	440.47	512.91	(72.44)	3,904.88	4,103.28	(198.40)	
59000 Legal Fees	-	333.33	(333.33)	-	2,666.64	(2,666.64)	
60000 Maintenance & Repair	-	-	-	-	-	-	
60100 Cleaning & Janitorial	-	2,500.00	(2,500.00)	12,000.00	20,000.00	(8,000.00)	havn't incurred expense for Ron
60150 Elevator Service	-	-	-	-	-	-	
60200 Exterminating Service	-	12.50	(12.50)	-	100.00	(100.00)	
60300 Grounds Maintenance	-	-	-	84.80	-	84.80	

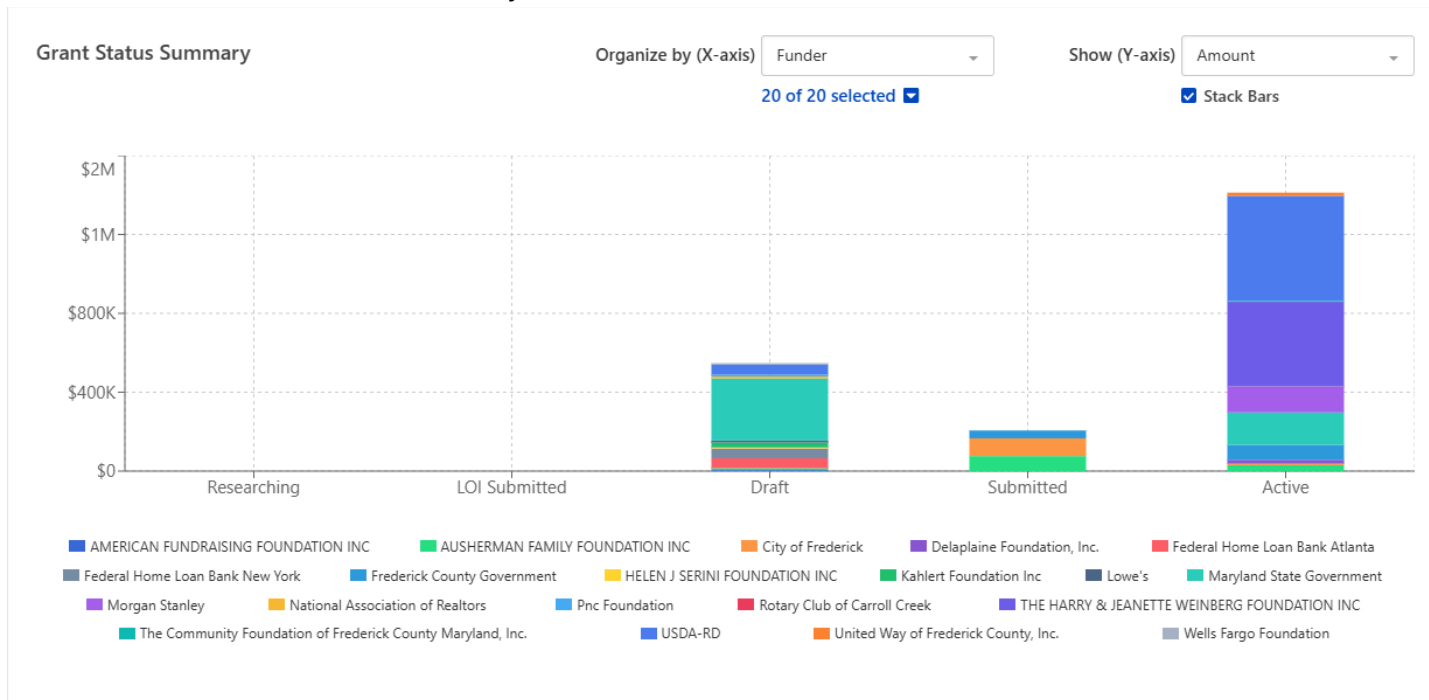
	MTD			YTD			Comments
	Actual	Budget	over Budget	Actual	Budget	over Budget	
60500 Tools & Supply Purchases	-	2,991.67	(2,991.67)	(84.00)	23,933.36	(24,017.36)	havn't incurred expense for FAHI program
60600 Vehicle Maintenance	-	25.00	(25.00)	-	200.00	(200.00)	
Total 60000 Maintenance & Repair	-	5,529.17	(5,529.17)	12,000.80	44,233.36	(32,232.56)	
62000 Office Supplies, Equipment & Software	26.00	50.00	(24.00)	164.00	400.00	(236.00)	
62100 Computer Software purchases	1,143.32	1,259.50	(116.18)	8,072.66	10,076.00	(2,003.34)	
62200 IT Computer Support	1,330.85	1,063.77	267.08	12,295.29	8,510.16	3,785.13	
62300 Office Equipment Rental/Purchase	-	100.00	(100.00)	-	800.00	(800.00)	
62400 Office Supplies	472.01	486.60	(14.59)	3,787.98	3,892.80	(104.82)	
Total 62000 Office Supplies, Equipment & Software	2,972.18	2,959.87	12.31	24,319.93	23,678.96	640.97	
64000 Payroll Expense	-	-	-	-	-	-	
64100 Health Insurance Benefits	3,369.03	4,902.49	(1,533.46)	32,799.10	39,219.92	(6,420.82)	
64200 Payroll Taxes	3,691.99	4,093.06	(401.07)	31,022.61	32,744.48	(1,721.87)	
64300 Retirement Benefits	1,622.30	2,398.62	(776.32)	14,321.26	19,188.96	(4,867.70)	
64400 Salary	35,414.21	53,475.85	(18,061.64)	374,379.54	427,806.80	(53,427.26)	Reduction due to JO exit
Total 64000 Payroll Expense	44,097.53	64,870.02	(20,772.49)	452,522.51	518,960.16	(66,437.65)	
65000 Postage and Printing	-	171.44	(171.44)	362.51	1,371.52	(1,009.01)	
67000 Rent & Lease	665.18	675.90	(10.72)	5,232.59	5,407.20	(174.61)	
69000 Taxes & Licenses	-	-	-	41.00	-	41.00	
69100 Other Taxes	-	282.50	(282.50)	(5,855.60)	2,260.00	(8,115.60)	
Total 69000 Taxes & Licenses	-	282.50	(282.50)	(5,814.60)	2,260.00	(8,074.60)	
70000 Travel, Training & Personnel	-	280.09	(280.09)	-	2,240.72	(2,240.72)	
70100 Meals	-	25.00	(25.00)	-	200.00	(200.00)	
70200 Mileage	-	475.31	(475.31)	651.00	3,802.48	(3,151.48)	
70300 Training expense	357.94	746.10	(388.16)	2,482.98	5,968.80	(3,485.82)	
70400 Fuel Expense	-	110.00	(110.00)	-	880.00	(880.00)	
70500 Personnel Recruitment	-	28.24	(28.24)	174.90	225.92	(51.02)	
Total 70000 Travel, Training & Personnel	357.94	1,664.74	(1,306.80)	3,308.88	13,317.92	(10,009.04)	
72000 Utilities	-	-	-	-	-	-	
72200 Electric	-	-	-	(6.24)	-	(6.24)	
72600 Telephone	146.10	162.20	(16.10)	1,341.82	1,297.60	44.22	
Total 72000 Utilities	146.10	162.20	(16.10)	1,335.58	1,297.60	37.98	
75000 Public Aide and Advocacy (Properties)	-	-	-	46,123.50	-	46,123.50	
Total Expenditures	69,501.12	87,597.94	(18,096.82)	632,363.90	700,783.52	(68,419.62)	
Net Operating Revenue	(18,044.07)	(30,519.49)	12,475.42	(101,851.64)	(244,155.89)	116,722.03	
Other Revenue							
48200 Interest Earned	0.07	0.42	(0.35)	1.36	3.36	(2.00)	
48300 Other Income	-	-	-	5,600.00	-	5,600.00	
48400 Loss on Sale of Property	-	-	-	11,148.00	-	11,148.00	
80000 Gain/loss on sale of Asset	-	1,166.67	(1,166.67)	-	9,333.36	(9,333.36)	
Total Other Revenue	0.07	1,167.09	(1,167.02)	16,749.36	9,336.72	7,412.64	
Net Other Revenue	0.07	1,167.09	(1,167.02)	16,749.36	9,336.72	7,412.64	
Net Revenue	(18,044.00)	(29,352.40)	11,308.40	(85,102.28)	31,920.16	(117,022.44)	

Interfaith Housing Alliance Grant Funding Report – February 2026*

Payments Scheduled for Awarded Grants Only**



Distribution of Potential and Active Grant Funds across Funders



*as of March 17, 2026

** one-year extension and pause for USDA-RD grant

Distribution of Grant Applications across Cost Centers + Progress toward Updated Targets, FY26

Capacity Building

Target: \$0



Capital Improvements

Target: \$1



■ Requests in Pipeline: \$10,000

Credit Cafe

Target: \$106,509



■ Awarded Grants: \$52,173 ■ Requests in Pipeline: \$27,179 ■ Rejected: \$35,759

Financial Freedom Bootcamp

Target: \$26,765



■ Awarded Grants: \$14,620 ■ Requests in Pipeline: \$8,923 ■ Rejected: \$21,041

Frederick Affordable Housing Incubator

Target: \$48,345



■ Awarded Grants: \$16,898 ■ Requests in Pipeline: \$18,434 ■ Rejected: \$73,007

Operations

Target: \$230,983



■ Awarded Grants: \$221,250 ■ Requests in Pipeline: \$76,064 ■ Rejected: \$20,750

Pass-Through

Target: \$1,500



■ Awarded Grants: \$1,519

Program Support

Target: \$33,412



■ Awarded Grants: \$8,950 ■ Requests in Pipeline: \$5,464 ■ Rejected: \$18,683

Purchase-Repair

Target: \$69,104



■ Awarded Grants: \$94,353

Rehabilitation of Weinberg House

Target: \$55,676



■ Awarded Grants: \$55,576 ■ Rejected: \$9,478

Supportive Services

Target: \$27,908



■ Awarded Grants: \$7,500 ■ Rejected: \$22,719

Undecided - reallocate

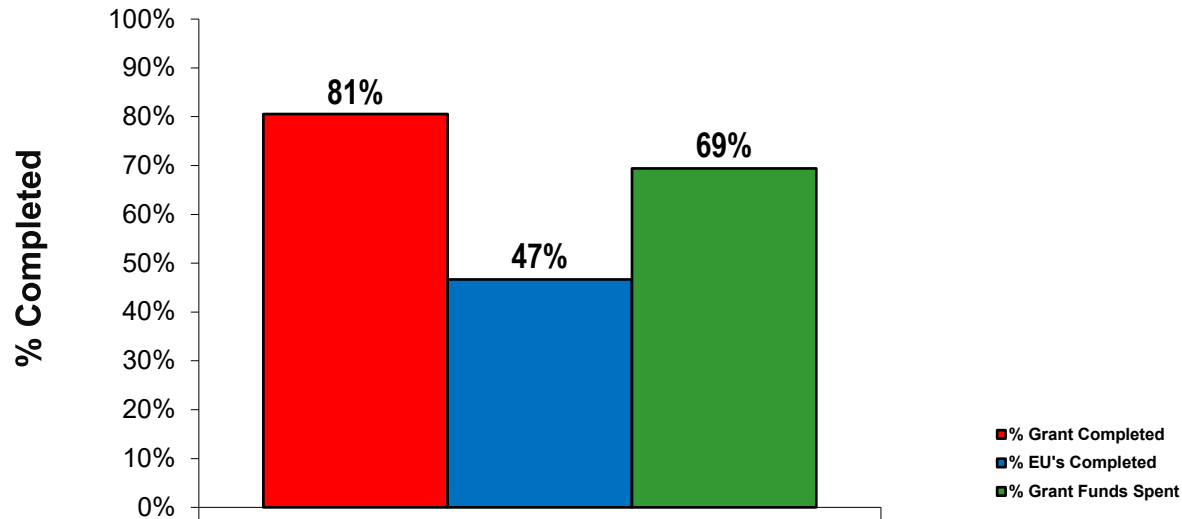
Target: \$1



Monthly Analysis Report

February-26

Interfaith Housing Alliance #12



Months Complete	Grant Period	% Grant Completed	EU's to Date	EU's Proposed	% EU's Completed	Grant Funds Spent to Date	Total Grant Funds	% Grant Funds Spent
29	36	81%	7.00	15	47%	\$369,595	\$532,500	69%

IHA has completed seven rehabs: Meisel, Northington, Johnson, Wallace, Launi, Lynch and Gibson. IHA has lost several key staff positions that operate the self-help program, including their President/CEO Jodie Ostoich. Anna Rini will be serving as the interim President and CEO until a permanent replacement has been found. The next QRM is tentatively scheduled for May 6, 2026 at 11:00 a.m.



03/01/2026 – Purchase Repair Program Stats for the USDA-RD 523 TA Grant 2023-2026

Grant Obligation: 15 Participants to be completed by 09/29/2026

7 participants have purchased an eligible home

7 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	11/21/2023	06/04/2024	
▪ L. Northington	07/12/2024	10/18/2024	
▪ C. Johnson	01/17/2025	04/15/2025	
▪ M. Launi	03/21/2025	06/27/2025	07/29/2025
▪ D. Wallace	08/26/2024	06/20/2025	
▪ K. Lynch	07/18/2025	11/10/2025	
▪ T. Gibson	07/25/2025	10/24/2025	

0 participants are actively working on their repairs

	<i>Closed</i>	<i>% Completed</i>

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>

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>

0 participant are waiting for their loan application to be processed by USDA-RD

	<i>Entered Program</i>	<i>Loan Application Submitted</i>

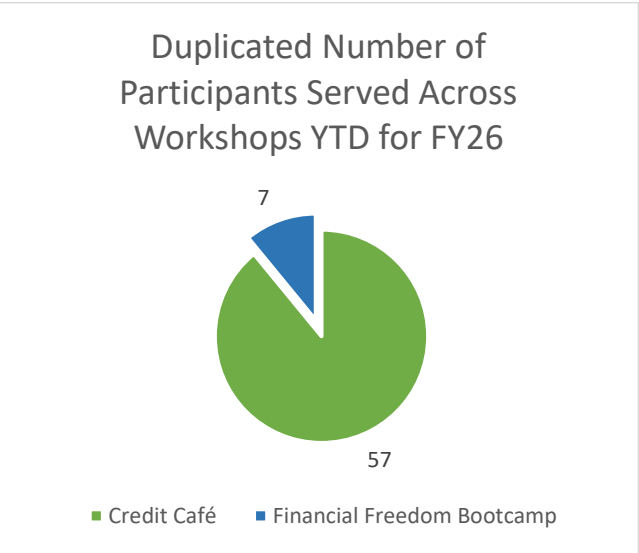
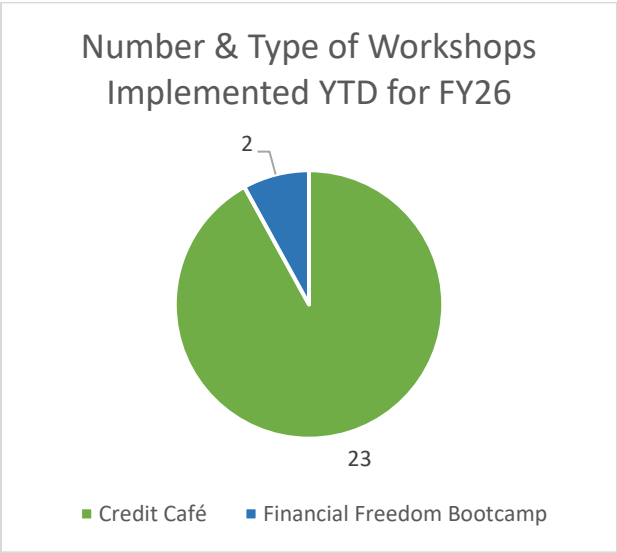
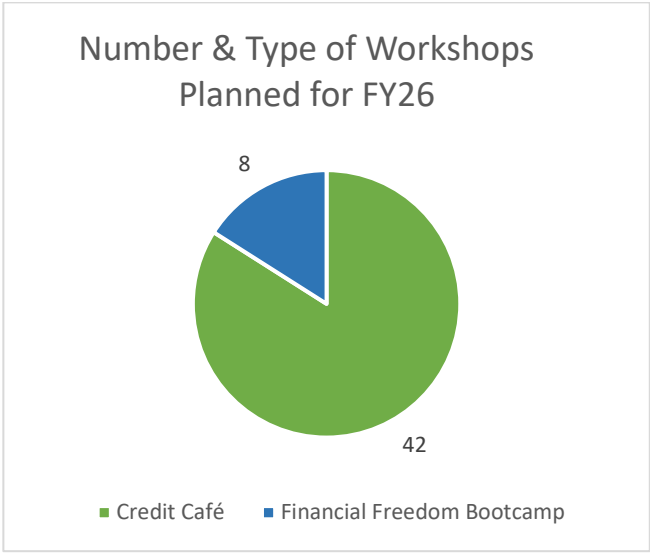
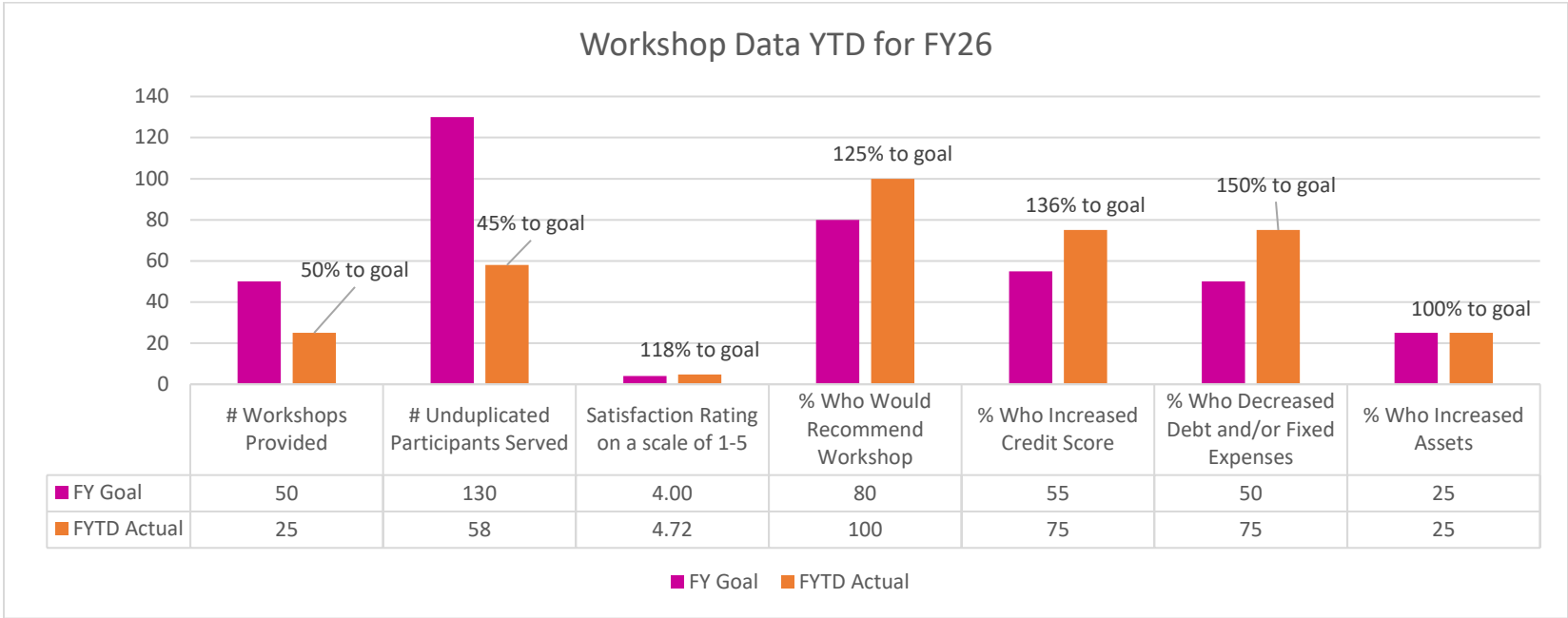
0 participants are actively working on the loan RE-application process

	<i>Entered Program</i>	<i>Invited to Submit Loan Documents</i>

0 participants are ready to move forward with the loan application process

	<i>Entered Program</i>	<i>Next Steps</i>

**Interfaith Housing Alliance
Workshop Impact Report – February 2026***



**as of March 17, 2026*

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
Blue Oaks at North Odenton	AA	1566-1580 Annapolis Road Odenton MD 21113	150	Multifamily	Twinning 9% 4%	\$44,805,895	Conifer	SS/CMM CMM	15% 15%	Awarded Jan 2021	Under construction-hopeful to have COs in January 2026
Overlook East	FC	423 East Patrick Street Frederick, MD 21701	84	Multifamily	4%	\$25,975,858	Conifer	SS/CMM	10%	Awarded April 2021	Leasing Up
The Heights at Himes	FC	Himes Ave	148	Multifamily	4%/9%	\$54,926,105	Conifer	SS/CMM	15%	Not submitted	Awarded the RFP
Last Updated: 12/15/2025		Total Number of Units	382	Total Dollars Invested		\$125,707,858					

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

*****Confidential*****
 Not for circulation without permission



June 25, 2025

Rob James
Sr. Development Manager
Conifer Realty, LLC
5560 Sterrett Place, Suite 200
Columbia, MD 21044

Re: Resident Service Memorandum of Understanding
Conifer - 585 Himes Ave, Frederick MD 21703

Dear Mr. James:

Interfaith Housing Alliance, Inc., (“IHA”) is pleased to enter this Memorandum of Understanding (“MOU”) with Conifer Realty, LLC and Conifer Management, LLC (collectively “Conifer”) to coordinate and provide resident services for 585 Himes Ave. The following provides the framework and specifics to this MOU.

IHA believes strongly that community services, when linked with residential environments, play a vital role towards enhancing a resident’s success of achieving permanent stability. IHA will deliver services to Conifer at 585 Himes Ave primarily through direct IHA staff providing services to the tenants. Secondly, and to a much lesser extent, IHA’s staff will be the primary coordinator of local service providers where IHA staff are not able to provide such services, and working cooperatively with the management to ensure the needs and interests of residents are being met.

MOU Structure and Key Responsibilities

IHA will primarily provide services directly to the tenants and to a lesser extent coordinate and oversee all aspects of resident services programming for 585 Himes Ave community either by directly providing the services or linking families to local service providers throughout the tax credit compliance period.

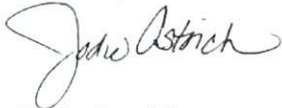
IHA will recruit, hire and train a part time Resident Service Coordinator. The Resident Service Provider (RSP) will be responsible for working directly with Conifer’s property management company during the lease up process to initiate a smooth and seamless transition through the move in process. Additionally, the RSP will begin gathering resident input regarding needed/desired services at point of application and throughout the lease up. This will continue throughout the tenant agreement as deemed appropriate. IHA will strive to fulfill the goals and objective of the Resident Services Plan attached hereto and incorporated by reference.

IHA will be responsible for providing quarterly reports documenting the services provided to Conifer that may be shared with funding agencies. Conifer agrees as part of the development activity to set aside a supportive services yearly operating fund of \$15,000.00.

Should IHA fail to provide services in accordance with this agreement payment would cease, after a 30-day cure period has elapsed.

IHA looks forward to entering this MOU with Conifer that provides the basis of a long-term partnership.

Sincerely,



Jodie Ostoich
President and CEO

Agreed and Accepted by

Conifer Realty, LLC

By: 

Lisa Kaseman,
Executive Vice President of Development and Acquisitions

Interfaith Housing Alliance

By: 

Jodie Ostoich, President and CEO