



Board Meeting Packet

December 2025



Interfaith Housing Alliance



Celebrating
35 Years
OF AFFORDABLE
HOUSING CREATION

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IHA Board of Directors Meeting Agenda

Thursday, December 18, 2025, at 4:00 PM

Teams Meeting Check Meeting Invitation



Welcome - Consent Agenda Approval-**Voting**

Consent Agenda Items:

- Agenda
- Operational Reports
- Meeting Minutes November 2025



Board Business:

ALL DISCUSS

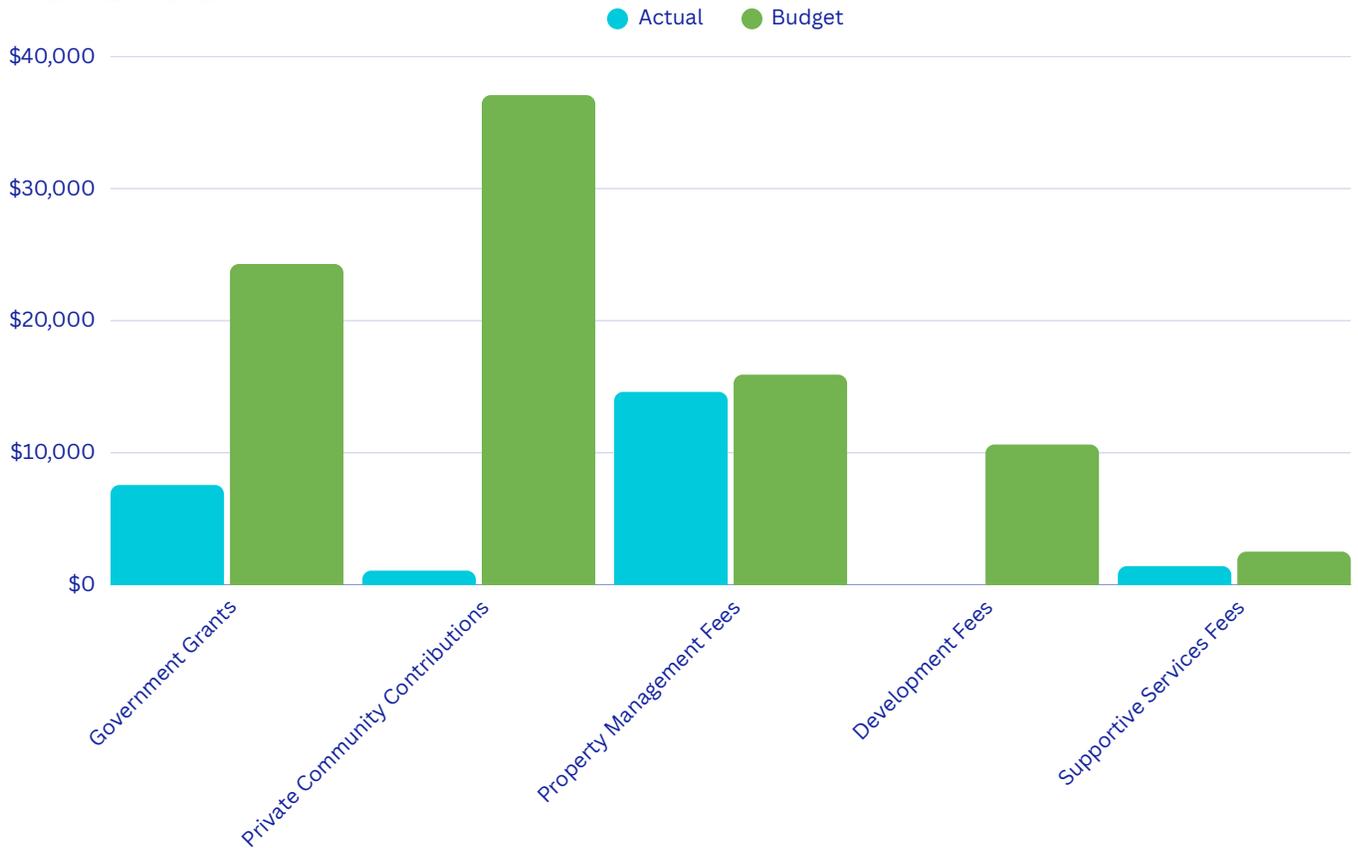
- John Maneval from Oculus to join at 4:15pm
 - Industry trends, approach to work, recommendations
- Hagerstown Robinwood Update Jodie & Chris
- Financial Reports & Forecasting Chris & Anna
- Board Resolution for Signature Authority All
 - JO Duties Discussion
 - See detailed spreadsheet

Next meeting: January 29, 2026

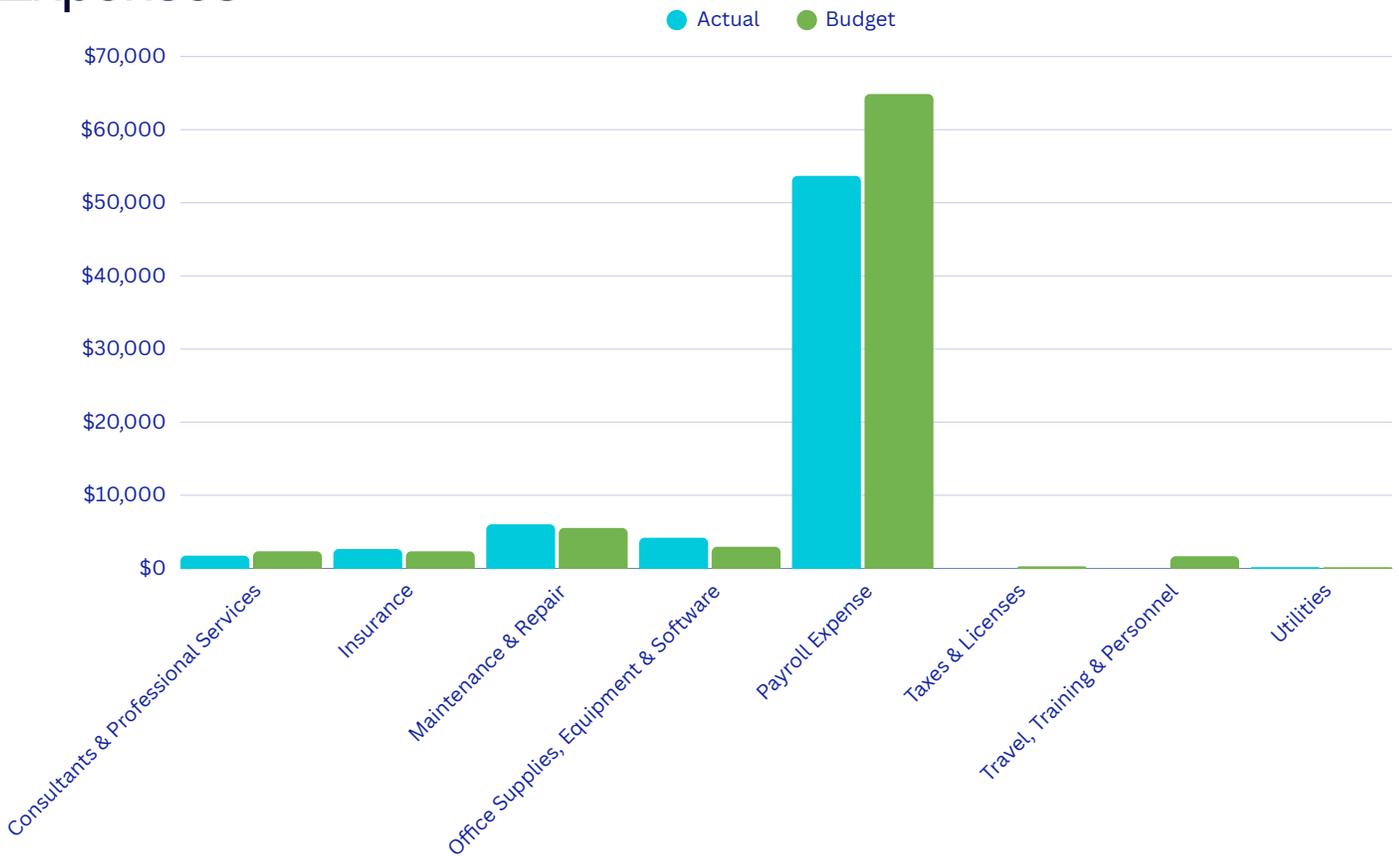
Statement of Financials

	November 30, 2025	October 31, 2025
ASSETS		
Current Assets:		
• Total Bank Accounts	\$105,079.95	\$137,768.09
• Total Accounts Receivable:	\$1,028,427.14	\$1,024,807.61
• Total Current Assets:	\$1,148,474.51	\$1,181,373.18
• Total Fixed Assets:	\$4,719.93	\$4,719.93
TOTAL ASSETS:	\$1,153,194.44	\$1,186,093.11
LIABILITIES AND EQUITY		
Liabilities:		
• Total Current Liabilities:	\$445,304.58	\$437,751.59
• Total Long-Term Liabilities:	\$584,270.60	\$586,714.15
TOTAL LIABILITIES:	\$1,029,575.18	\$1,024,465.74
Equities:		
• Total Equity:	\$123,619.26	\$161,627.37
TOTAL EQUITIES:	\$123,619.26	\$161,627.37
TOTAL LIABILITIES AND NET ASSETS:	\$1,153,194.44	\$1,186,093.11

Revenue



Expenses



Management Report

Interfaith Housing Alliance, Inc. For the
period ended November 30, 2025



Prepared by

Director of Finance

Prepared on

December 15, 2025

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Statement of Activity YTD Comparison_updated COMP4

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Interfaith Housing Alliance, Inc.
Statement of Financial Position
As of November 30, 2025

	Total			Comments
	As of Nov 30, 2025	As of Oct 31, 2025	Change	
ASSETS				
Current Assets				
Bank Accounts				
10101 IHA - Operating Checking *NEW	104,580.19	137,268.33	-32,688.14	
10600 M&T PRP Grant Checking	499.76	499.76	0.00	
Total Bank Accounts	\$ 105,079.95	\$ 137,768.09	-\$ 32,688.14	
Accounts Receivable				
11200 Accounts Receivable (A/R)-Govt Grant (USDA/N Odenton)	16,090.19	8,527.18	7,563.01	
11300 Accounts Receivable (A/R)-Other	6,000.00	16,182.22	-10,182.22	\$6k set aside for Ron's work for WH from TAG grant.
11400 Accounts Receivable (A/R)- Supportive Services Conifer	5,346.00	3,924.88	1,421.12	
11450 Accounts Receivable Molly Pitcher Landing		0.00	0.00	
11600 Accounts Receivable (A/R)-Intercompany Due	71,250.49	66,432.87	4,817.62	
11725 Note Receivable N Odenton Assoc LLC (Weinberg)	429,750.00	429,750.00	0.00	
11800 Hampstead Partnership Loan	500,000.00	500,000.00	0.00	
11900 Accounts Receivable- PRP	-9.54	-9.54	0.00	
Total Accounts Receivable	\$ 1,028,427.14	\$ 1,024,807.61	\$ 3,619.53	
Other Current Assets				
13000 Prepaid Expenses	14,427.61	18,257.67	-3,830.06	
14200 Security Deposits Paid	539.81	539.81	0.00	
Total Other Current Assets	\$ 14,967.42	\$ 18,797.48	-\$ 3,830.06	
Total Current Assets	\$ 1,148,474.51	\$ 1,181,373.18	-\$ 32,898.67	
Fixed Assets				
15000 Fixed Assets	17,193.93	17,193.93	0.00	
16000 Accumulated Depreciation	-12,474.00	-12,474.00	0.00	
Total Fixed Assets	\$ 4,719.93	\$ 4,719.93	\$ 0.00	
TOTAL ASSETS	\$ 1,153,194.44	\$ 1,186,093.11	-\$ 32,898.67	
LIABILITIES AND EQUITY				
Liabilities				
Current Liabilities				
Credit Cards				
10850 MandT Credit Card NEW	12,030.76	4,924.57	7,106.19	
Total Credit Cards	\$ 12,030.76	\$ 4,924.57	\$ 7,106.19	
Other Current Liabilities				
20200 Health Insurance Payable	2,908.44	3,077.02	-168.58	
20300 HSA Payable	615.38	0.00	615.38	
23025 Deferred Grant N. Odenton (Weinberg)	429,750.00	429,750.00	0.00	
Total Other Current Liabilities	\$ 433,273.82	\$ 432,827.02	\$ 446.80	
Total Current Liabilities	\$ 445,304.58	\$ 437,751.59	\$ 7,552.99	
Long-Term Liabilities				
24000 Mortgages & Notes Payable	532,837.35	535,280.90	-2,443.55	
24660 M&T LOC	51,433.25	51,433.25	0.00	
Total Long-Term Liabilities	\$ 584,270.60	\$ 586,714.15	-\$ 2,443.55	
Total Liabilities	\$ 1,029,575.18	\$ 1,024,465.74	\$ 5,109.44	
Equity				
30000 Opening Balance Equity	-287,965.38	-287,965.38	0.00	
32000 General Equity	50,896.99	50,896.99	0.00	
33000 Retained Earnings	396,552.74	396,552.74	0.00	
34000 Donor Restricted Net Assets	7,273.84	5,754.93	1,518.91	PNC homeownership grant
Net Revenue	-43,138.93	-3,611.91	-39,527.02	
Total Equity	\$ 123,619.26	\$ 161,627.37	-\$ 38,008.11	
TOTAL LIABILITIES AND EQUITY	\$ 1,153,194.44	\$ 1,186,093.11	-\$ 32,898.67	

\$ -

Interfaith Housing Alliance, Inc.
Statement of Activity
November 2025

	Total			Comments
	Nov 2025	Oct-25	Change	
Revenue				
41000 Government Grants	7,563.01	7,322.16	240.85	
42000 Private Community Contributions			0.00	
42300 Corporate Contributions		135,000.00	-135,000.00	
42400 Individual Contributions	80.80	380.80	-300.00	
42500 Private Foundation Grants	1,000.00		1,000.00	
Total 42000 Private Community Contributions	\$ 1,080.80	\$ 135,380.80	-\$ 134,300.00	
				Oct includes Incentive mntg fee from WSTH sale \$15k
43000 Property Management Fees	14,609.79	33,083.83	-18,474.04	
43200 Supportive Services Fees	1,421.12	2,858.38	-1,437.26	
Total Revenue	\$ 24,674.72	\$ 178,645.17	-\$ 153,970.45	
Gross Profit	\$ 24,674.72	\$ 178,645.17	-\$ 153,970.45	
Expenditures				
51000 Accounting & Auditing	8,575.00	8,000.00	575.00	
52000 Advertising & Marketing	293.76	67.18	226.58	
54000 Bank/Credit Card Charges	220.72	194.50	26.22	
55000 Consultants & Professional Services			0.00	
55100 Business Consulting Services	1,225.00	2,218.32	-993.32	
55200 Professional Payroll processing services	515.37	482.11	33.26	
Total 55000 Consultants & Professional Services	\$ 1,740.37	\$ 2,700.43	-\$ 960.06	
56000 Dues & subscriptions	103.00	31.05	71.95	
57000 Insurance			0.00	
57100 Director's and Officer's	684.09	684.09	0.00	
57200 Property and Liability	2,058.80	2,058.80	0.00	
57300 Workers Compensation	-93.81	235.00	-328.81	
Total 57000 Insurance	\$ 2,649.08	\$ 2,977.89	-\$ 328.81	
58000 Interest Paid	502.27	492.42	9.85	
60000 Maintenance & Repair			0.00	
60100 Cleaning & Janitorial	6,000.00		6,000.00	
60500 Tools & Supply Purchases	27.00		27.00	Ron's fee for completed last 2 PRP properties
Total 60000 Maintenance & Repair	\$ 6,027.00	\$ 0.00	\$ 6,027.00	
62000 Office Supplies, Equipment & Software	18.00	30.00	-12.00	
62100 Computer Software purchases	2,252.62	843.12	1,409.50	QBO annual subscripton \$1.2k
62200 IT Computer Support	1,541.21	1,866.14	-324.93	
62400 Office Supplies	381.00	87.00	294.00	
Total 62000 Office Supplies, Equipment & Software	\$ 4,192.83	\$ 2,826.26	\$ 1,366.57	
64000 Payroll Expense			0.00	
64100 Health Insurance Benefits	4,349.19	4,186.32	162.87	
64200 Payroll Taxes	3,220.33	3,195.10	25.23	
64300 Retirement Benefits	1,529.18	2,308.91	-779.73	Three ret. Contribution posted in OCT
64400 Salary	44,579.82	43,998.50	581.32	
Total 64000 Payroll Expense	\$ 53,678.52	\$ 53,688.83	-\$ 10.31	
65000 Postage and Printing	204.80		204.80	
67000 Rent & Lease	647.41	647.41	0.00	
69000 Taxes & Licenses		41.00	-41.00	
69100 Other Taxes		-6,100.00	6,100.00	
Total 69000 Taxes & Licenses	\$ 0.00	-\$ 6,059.00	\$ 6,059.00	
70000 Travel, Training & Personnel			0.00	
70200 Mileage		61.60	-61.60	
70500 Personnel Recruitment		174.90	-174.90	
Total 70000 Travel, Training & Personnel	\$ 0.00	\$ 236.50	-\$ 236.50	
72000 Utilities			0.00	
72600 Telephone	170.39	178.81	-8.42	
Total 72000 Utilities	\$ 170.39	\$ 178.81	-\$ 8.42	
75000 Public Aide and Advocacy (Properties)		16,500.00	-16,500.00	
Total Expenditures	\$ 79,005.15	\$ 82,482.28	-\$ 3,477.13	
Net Operating Revenue	-\$ 54,330.43	\$ 96,162.89	-\$ 150,493.32	
Other Revenue				
48200 Interest Earned		0.01	-0.01	
48300 Other Income	5,600.00		5,600.00	WSTH Sale
48400 Loss on Sale of Property	6,148.00	5,000.00	1,148.00	WSTH Sale
Total Other Revenue	\$ 11,748.00	\$ 5,000.01	\$ 6,747.99	
Net Other Revenue	\$ 11,748.00	\$ 5,000.01	\$ 6,747.99	
Net Revenue	-\$ 42,582.43	\$ 101,162.90	-\$ 143,745.33	

Interfaith Housing Alliance, Inc.
Actuals: IHA Budget FY2026 - FY26 P&L Classes
 November 2025

	MTD			YTD			Comments
	Actual	Budget	over Budget	Actual	Budget	over Budget	
Revenue							
41000 Government Grants	7,563.01	24,290.17	-16,727.16	56,434.01	121,450.85	-65,016.84	Rural MD denied \$45k, MD DHCD legacy not pursuing \$35k, Pausing work on PRP \$28.8k less than budget
42000 Private Community Contributions	0.00	0.00	0.00	0.00	0.00	0.00	
42100 Church Contributions	0.00	583.33	-583.33	0.00	2,916.65	-2,916.65	
42300 Corporate Contributions	0.00	20,109.46	-20,109.46	160,000.00	100,547.30	59,452.70	Truist Foundation did not pursue \$10k, BOA Charitable Foundation denied, \$16.7k
42400 Individual Contributions	80.80	4,697.04	-4,616.24	4,729.40	23,485.20	-18,755.80	
42500 Private Foundation Grants	1,000.00	11,683.50	-10,683.50	1,178.60	58,417.50	-57,238.90	Rotary Club didn't pursue \$2k, and Ent. Comm. Partners \$56.7k denied
Total 42000 Private Community Contributions	\$ 1,080.80	\$ 37,073.33	-\$ 35,992.53	\$ 165,908.00	\$ 185,366.65	-\$ 19,458.65	
43000 Property Management Fees	14,609.79	15,915.05	-1,305.26	101,616.92	79,575.25	22,041.67	
43100 Development Fees	0.00	10,625.00	-10,625.00	5,400.00	53,125.00	-47,725.00	
43200 Supportive Services Fees	1,421.12	2,517.32	-1,096.20	9,156.00	12,586.60	-3,430.60	
43300 FAHI Technical Assistance				10,182.22	0.00	10,182.22	
Total Revenue	\$ 24,674.72	\$ 90,420.87	-\$ 65,746.15	\$ 348,697.15	\$ 452,104.35	-\$ 103,407.20	
Gross Profit	\$ 24,674.72	\$ 90,420.87	-\$ 65,746.15	\$ 348,697.15	\$ 452,104.35	-\$ 103,407.20	
Expenditures							
51000 Accounting & Auditing	8,575.00	4,738.16	3,836.84	21,875.00	23,690.80	-1,815.80	
52000 Advertising & Marketing	293.76	625.94	-332.18	562.48	3,129.70	-2,567.22	
54000 Bank/Credit Card Charges	220.72	221.17	-0.45	1,006.61	1,105.85	-99.24	
55000 Consultants & Professional Services							
55100 Business Consulting Services	1,225.00	1,826.42	-601.42	8,622.07	9,132.10	-510.03	
55200 Professional Payroll processing services	515.37	511.59	3.78	2,422.99	2,557.95	-134.96	
Total 55000 Consultants & Professional Services	\$ 1,740.37	\$ 2,338.01	-\$ 597.64	\$ 11,045.06	\$ 11,690.05	-\$ 644.99	
56000 Dues & subscriptions	103.00	177.88	-74.88	400.66	889.40	-488.74	
57000 Insurance	0.00	0.00	0.00	-69.00	0.00	-69.00	
57100 Director's and Officer's	684.09	686.75	-2.66	2,745.93	3,433.75	-687.82	
57200 Property and Liability	2,058.80	1,493.12	565.68	9,216.00	7,465.60	1,750.40	
57300 Workers Compensation	-93.81	154.83	-248.64	1,024.26	774.15	250.11	
Total 57000 Insurance	\$ 2,649.08	\$ 2,334.70	\$ 314.38	\$ 12,917.19	\$ 11,673.50	\$ 1,243.69	
58000 Interest Paid	502.27	512.91	-10.64	2,549.81	2,564.55	-14.74	
59000 Legal Fees	0.00	333.33	-333.33	0.00	1,666.65	-1,666.65	
60000 Maintenance & Repair	0.00	0.00	0.00	0.00	0.00	0.00	
60100 Cleaning & Janitorial	6,000.00	2,500.00	3,500.00	12,000.00	12,500.00	-500.00	Ron's payment for finishing last two PRP properties
60150 Elevator Service	0.00	0.00	0.00	0.00	0.00	0.00	
60200 Exterminating Service	0.00	12.50	-12.50	0.00	62.50	-62.50	
60300 Grounds Maintenance				84.80	0.00	84.80	
60500 Tools & Supply Purchases	27.00	2,991.67	-2,964.67	-84.00	14,958.35	-15,042.35	havn't incurred expense for FAHI program
60600 Vehicle Maintenance	0.00	25.00	-25.00	0.00	125.00	-125.00	
Total 60000 Maintenance & Repair	\$ 6,027.08	\$ 5,529.17	\$ 497.93	\$ 12,000.80	\$ 27,645.85	-\$ 15,645.05	
62000 Office Supplies, Equipment & Software	18.00	50.00	-32.00	115.00	250.00	-135.00	
62100 Computer Software purchases	2,252.62	1,259.50	993.12	5,310.10	6,297.50	-987.40	QBO annual subscription \$1.2k Budgeted for 8 tenant computers at properties that have been decommissioned causing and increase in allocated exp.
62200 IT Computer Support	1,541.21	1,063.77	477.44	8,394.76	5,318.85	3,075.91	
62300 Office Equipment Rental/Purchase	0.00	100.00	-100.00	0.00	500.00	-500.00	
62400 Office Supplies	381.00	486.60	-105.60	2,272.25	2,433.00	-160.75	
Total 62000 Office Supplies, Equipment & Software	\$ 4,192.83	\$ 2,959.87	\$ 1,232.96	\$ 16,092.11	\$ 14,799.35	\$ 1,292.76	
64000 Payroll Expense	0.00	0.00	0.00	0.00	0.00	0.00	
64100 Health Insurance Benefits	4,349.19	4,902.49	-553.30	21,610.40	24,512.45	-2,902.05	
64200 Payroll Taxes	3,220.33	4,093.06	-872.73	17,697.30	20,465.30	-2,768.00	
64300 Retirement Benefits	1,529.18	2,398.62	-869.44	9,561.25	11,993.10	-2,431.85	
64400 Salary	44,579.82	53,475.85	-8,896.03	244,257.15	267,379.25	-23,122.10	One less employee than budgeted, didn't replace PRP employee
Total 64000 Payroll Expense	\$ 53,678.52	\$ 64,870.02	-\$ 11,191.50	\$ 293,126.10	\$ 324,350.10	-\$ 31,224.00	
65000 Postage and Printing	204.80	171.44	33.36	307.08	857.20	-550.12	
67000 Rent & Lease	647.41	675.90	-28.49	3,237.05	3,379.50	-142.45	
69000 Taxes & Licenses	0.00	0.00	0.00	41.00	0.00	41.00	
69100 Other Taxes	0.00	282.50	-282.50	-5,855.60	1,412.50	-7,268.10	
Total 69000 Taxes & Licenses	\$ 0.00	\$ 282.50	-\$ 282.50	-\$ 5,814.60	\$ 1,412.50	-\$ 7,227.10	
70000 Travel, Training & Personnel	0.00	280.09	-280.09	0.00	1,400.45	-1,400.45	
70100 Meals	0.00	25.00	-25.00	0.00	125.00	-125.00	
70200 Mileage	0.00	475.31	-475.31	61.60	2,376.55	-2,314.95	
70300 Training expense	0.00	746.10	-746.10	1,872.76	3,730.50	-1,857.74	
70400 Fuel Expense	0.00	110.00	-110.00	0.00	550.00	-550.00	
70500 Personnel Recruitment	0.00	28.24	-28.24	174.90	141.20	33.70	
Total 70000 Travel, Training & Personnel	\$ 0.00	\$ 1,664.74	-\$ 1,664.74	\$ 2,109.26	\$ 8,323.70	-\$ 6,214.44	
72000 Utilities	0.00	0.00	0.00	0.00	0.00	0.00	
72200 Electric				-6.24	0.00	-6.24	
72600 Telephone	170.39	162.20	8.19	874.68	811.00	63.68	
Total 72000 Utilities	\$ 170.39	\$ 162.20	\$ 8.19	\$ 868.44	\$ 811.00	\$ 57.44	
75000 Public Aide and Advocacy (Properties)				46,123.50	0.00	46,123.50	
Total Expenditures	\$ 79,005.15	\$ 87,697.94	-\$ 8,692.79	\$ 418,406.55	\$ 437,989.70	-\$ 19,583.15	
Net Operating Revenue	-\$ 54,330.43	\$ 2,822.93	-\$ 57,153.36	-\$ 69,709.40	\$ 14,114.65	-\$ 83,824.05	
Other Revenue							
48200 Interest Earned	0.00	0.42	-0.42	0.59	2.10	-1.51	
48300 Other Income	5,600.00	0.00	5,600.00	5,600.00	0.00	5,600.00	WSTH Sale
48400 Loss on Sale of Property	6,148.00	1,166.67	4,981.33	11,148.00	0.00	11,148.00	WSTH Sale
80000 Gain/loss on sale of Asset	0.00	1,167.09	-1,167.09	0.00	5,833.35	-5,833.35	
Total Other Revenue	\$ 11,748.00	\$ 1,167.09	\$ 10,580.91	\$ 16,748.59	\$ 5,835.45	\$ 10,913.14	
Net Other Revenue	\$ 11,748.00	\$ 1,167.09	\$ 10,580.91	\$ 16,748.59	\$ 5,835.45	\$ 10,913.14	
Net Revenue	-\$ 42,582.43	\$ 3,990.02	-\$ 46,572.45	-\$ 52,960.81	\$ 19,950.10	-\$ 72,910.91	

IHA Cash Forecast FY26

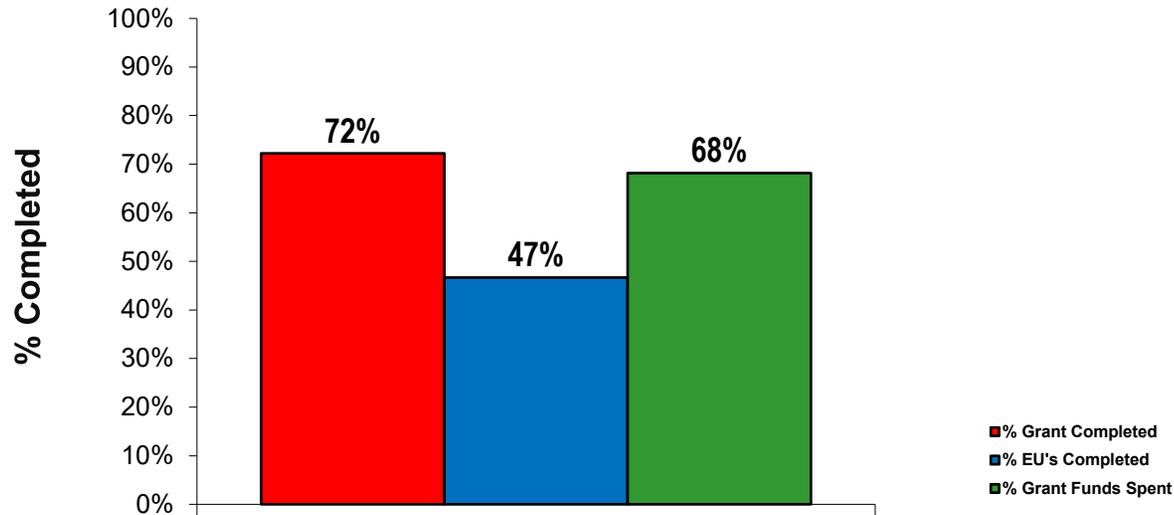
	6 MO						1YR					
	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26
Cash Flow Forecast:												
Donations	6,000.00	25,000.00	5,000.00	-	-	-	-	15,000.00	-	-	-	8,000.00
Grants	32,000.00	33,957.17	-	37,292.83	6,250.00	29,500.00	14,500.00	35,000.00	2,000.00	9,500.00	12,000.00	142,000.00
Developer Fee												
Tax refund -RRSQ												
InterCo	45,665.16	36,615.30	36,615.30	36,615.30	46,720.05	36,615.30	36,615.30	36,615.30	36,615.30	36,615.30	36,615.30	36,615.30
Property Mgmt Fees	14,609.79	15,372.40	15,372.40	15,372.40	15,372.40	15,372.40	15,372.40	15,372.40	15,372.40	15,372.40	15,372.40	15,372.40
Supportive Services	3,055.40	3,055.40	3,055.40	3,055.40	3,055.40	3,055.40	3,055.40	3,055.40	3,055.40	3,055.40	3,055.40	3,055.40
Technical Assistance Payment (FAHI)		10,000.00			10,000.00							
Purchase Repair	7,563.01	1,200.00	1,200.00	1,200.00	1,200.00							
Total Cash-In	108,893.36	125,200.27	61,243.10	93,535.93	82,597.85	84,543.10	69,543.10	105,043.10	57,043.10	64,543.10	67,043.10	205,043.10
*Payroll & Benefits	49,684.00	82,249.55	82,249.55	82,249.55	82,249.55	82,249.55	82,249.55	82,249.55	123,374.33	82,249.55	82,249.55	82,249.55
LOC Interest	369.00	369.00	369.00	369.00	369.00	369.00	369.00	369.00	369.00	369.00	369.00	369.00
Loan payment	2,574.37	2,575.37	2,576.37	2,577.37	2,578.37	2,579.37	2,580.37	2,581.37	2,582.37	2,583.37	2,572.37	2,573.37
Audit & Tax Prep	10,000.00	23,575.00	5,250.00			4,875.00	3,975.00				9,000.00	
Credit Card	5,275.75	5,275.75	5,275.75	5,275.75	5,275.75	5,275.75	5,275.75	5,275.75	5,275.75	5,275.75	7,588.72	5,275.75
Contractor (Oculus)	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00					
Other expense	8,857.61	4,709.61	6,757.88	8,227.61	4,009.61	6,757.61	8,143.61	4,009.61	4,009.61	7,058.61	4,709.61	7,457.88
Total Cash-Out	80,760.73	122,754.28	106,478.55	102,699.28	98,482.28	106,106.28	106,593.28	94,485.28	135,611.06	97,536.28	106,489.25	97,925.55
Net Cash (Deficit) Surplus	28,132.63	2,445.99	(45,235.45)	(9,163.35)	(15,884.43)	(21,563.18)	(37,050.18)	10,557.82	(78,567.96)	(32,993.18)	(39,446.15)	107,117.55
YTD Cash (Deficit) Surplus	138,104.65	140,550.64	95,315.19	86,151.84	70,267.40	48,704.22	11,654.04	22,211.86	(56,356.10)	(89,349.28)	(128,795.43)	(21,677.88)
Available Cash:												
M&T Oper Acct at month end	104,681.88	132,814.51	157,876.50	112,641.05	103,477.70	87,593.27	66,030.08	17,979.90	28,537.72	(50,030.24)	(83,023.42)	(124,469.57)

*Less PT finance employee, reduce Debra to 20 hrs

Monthly Analysis Report

November-25

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
26	36	72%	7.00	15	47%	\$362,873	\$532,500	68%

IHA currently has completed seven rehabs: Meisel, Northington, Johnson, Wallace, Launi, Lynch and Gibson. IHA submitted a request for extension of time only (1 year) for their current grant and was approved. They have notified RD that they will be suspending application submittals for the next 3-4 months while they regroup and look to hire a new program manager. The next QRM is tentatively scheduled for February 12, 2026 at 10:00 a.m.



11/07/2025 – 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

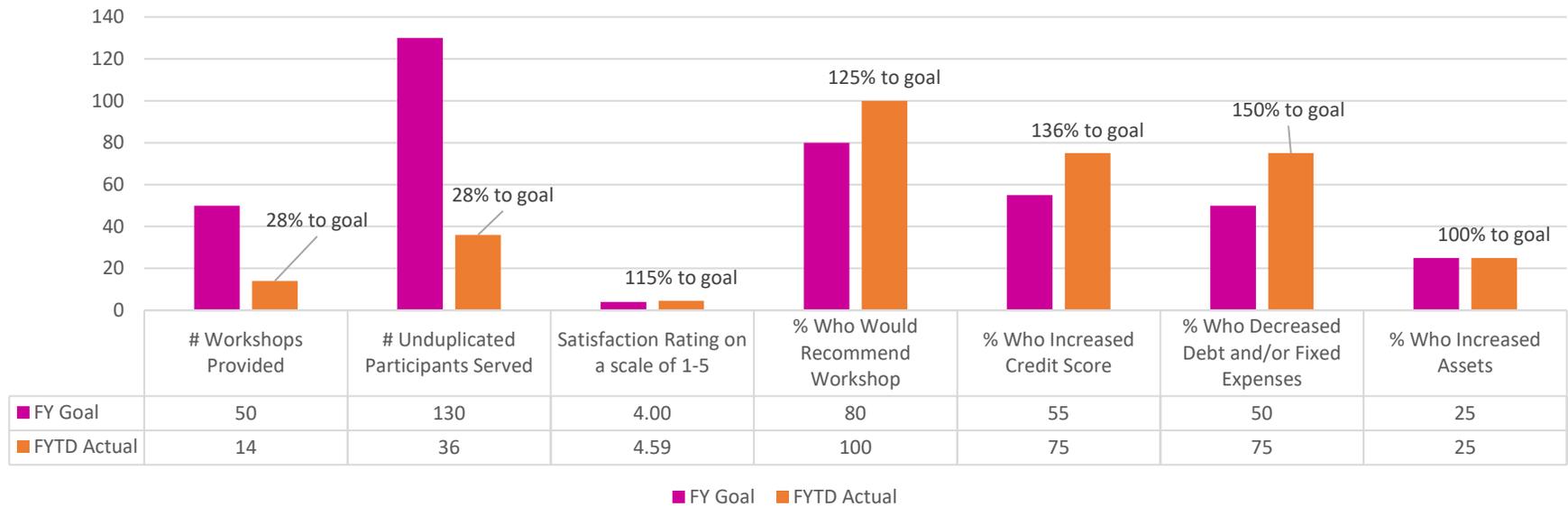
	<i>Entered Program</i>	<i>Invited to Submit Loan Documents</i>

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

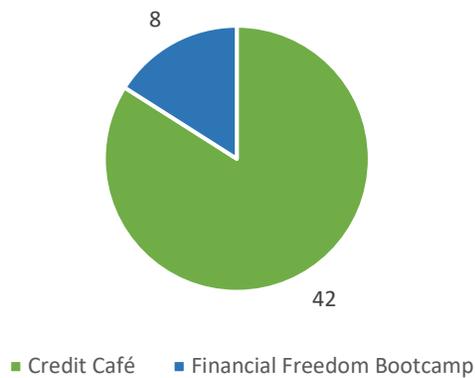
	<i>Entered Program</i>	<i>Next Steps</i>

**Interfaith Housing Alliance
Workshop Impact Report – November 2025***

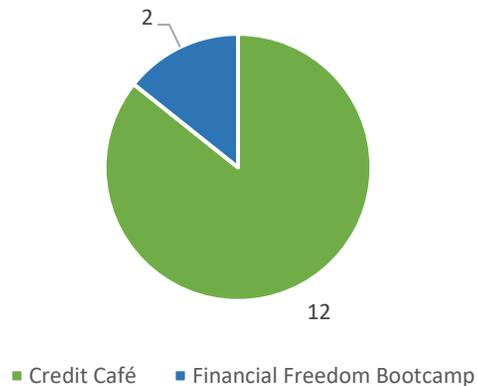
Workshop Data YTD for FY26



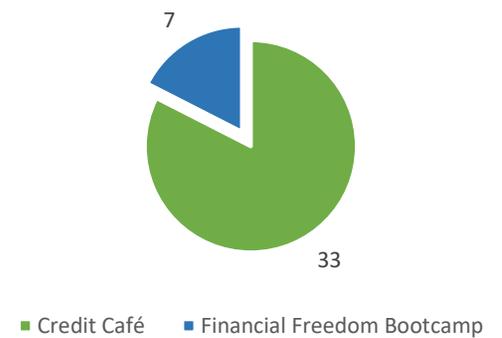
Number & Type of Workshops Planned for FY26



Number & Type of Workshops Implemented YTD for FY26



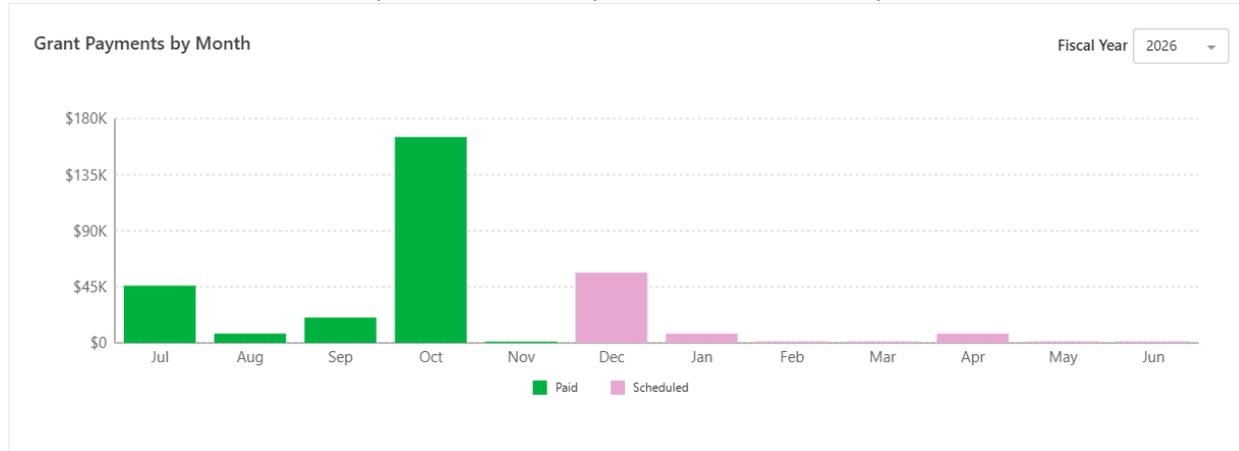
Duplicated Number of Participants Served Across Workshops YTD for FY26



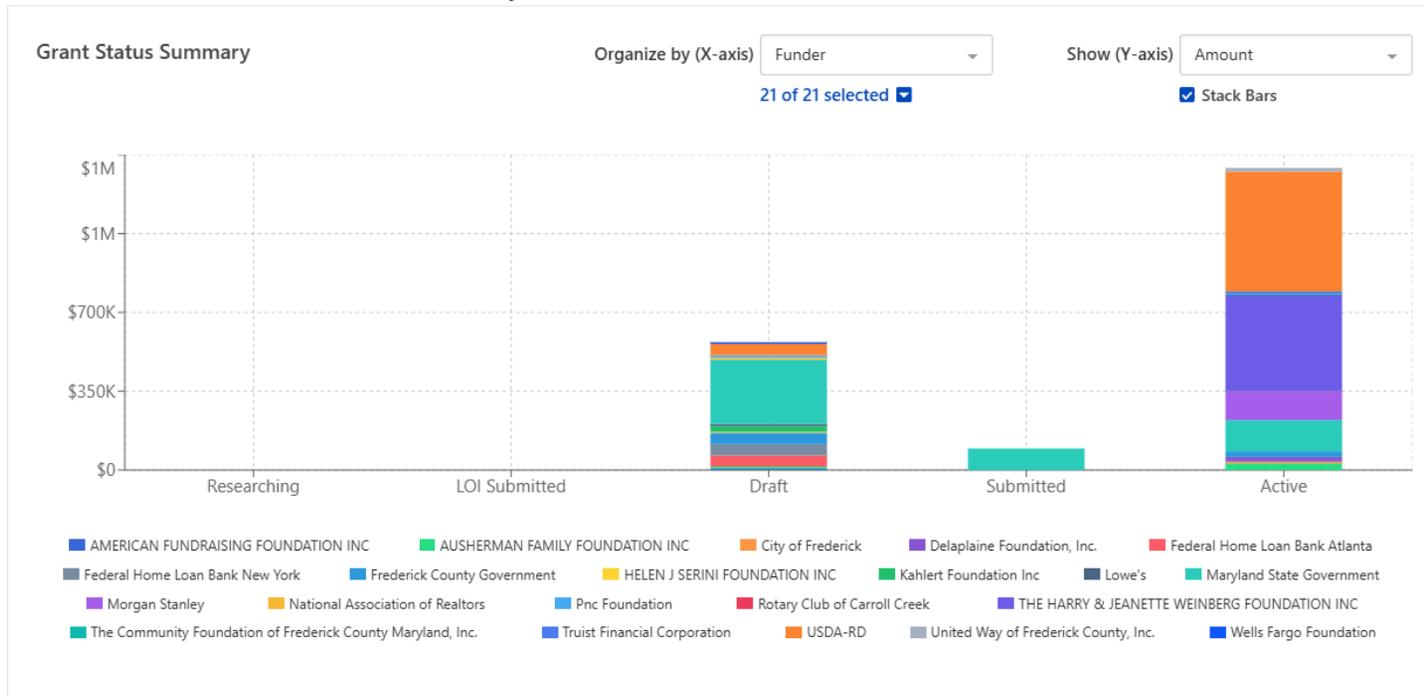
*December 10, 2025

Interfaith Housing Alliance Grant Funding Report – November 2025*

Payments Scheduled for Awarded Grants Only**

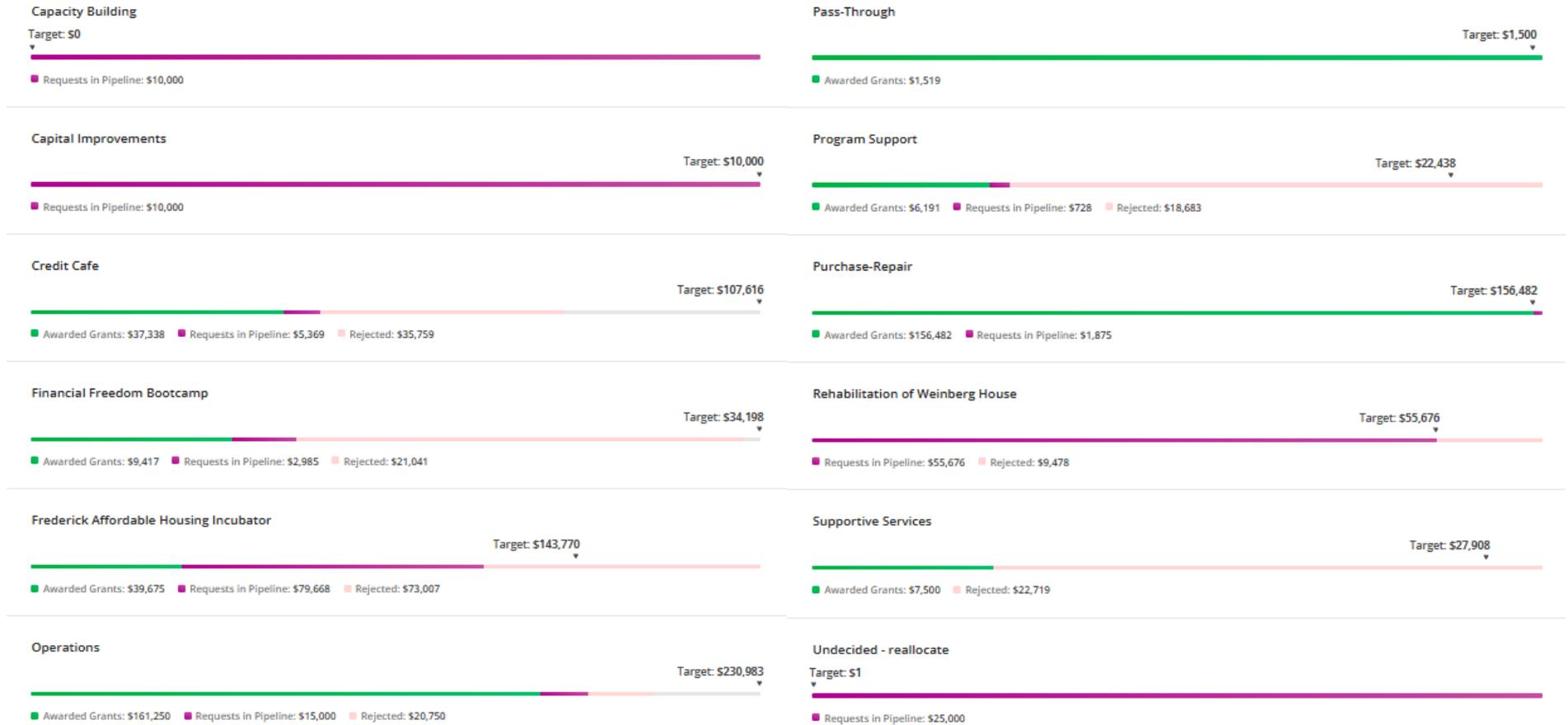


Distribution of Potential and Active Grant Funds across Funders



*as of December 10, 2025
** one-year extension and 6-month+ pause for USDA-RD grant

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



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
Total Number of Units			382	Total Dollars Invested		\$125,707,858					

Last Updated: 12/15/2025

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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Board Resolution

Interfaith Housing Alliance, Inc.

Date: December 18, 2025

RESOLUTION OF THE BOARD OF DIRECTORS

WHEREAS, the Board of Directors of Interfaith Housing Alliance, Inc. (the "Corporation") deems it necessary and in the best interest of the Corporation to authorize certain individuals to execute documents, contracts, checks, and other instruments on behalf of the Corporation;

NOW, THEREFORE, BE IT RESOLVED:

1. **Authorized Signatories**

The following individuals are hereby granted signing authority on behalf of Interfaith Housing Alliance, Inc.:

- **Anna Rini, Director of Finance**
- **Patricia Galloway, Board of Directors Chairperson**
- **Chris Heslen, Board of Directors Treasurer**

2. **Scope of Authority**

Each authorized signatory may sign checks, contracts, agreements, and other official documents necessary for the operation and management of the Corporation, subject to any internal policies and approval requirements established by the Board.

3. **Effective Date**

This resolution shall take effect immediately and remain in force until modified or revoked by the Board of Directors.

CERTIFICATION

I, the undersigned, hereby certify that the foregoing is a true and correct copy of a resolution duly adopted by the Board of Directors of Interfaith Housing Alliance, Inc. on December 18, 2025, and that said resolution is now in full force and effect.

Eric Soter
Secretary of the Board

Item	Time Involvement	Category	Who Can Fill?	More Details
Designate official IHA signer authorization	1 time action	Administrative	Anna, Patricia, Chris	Requires Board Resolution
Designate Interim CEO	1 time action	Administrative		
Staff Timecard Approvals	1 hr twice monthly	Administrative	Anna	Have not been asked
Directors Leadership Meeting	2 hrs monthly	Administrative	Anna, Rachel	Rachel will set up meetings
General Inquiries only CEO can handle	occasional	Administrative		complaints
Staff Check Ins	2 hrs monthly each	Administrative	Board?	Recommend giving each person in leadership a board touch point
Board Reporting	2 hrs monthly	Administrative	Rachel Gardner	Has agreed to get the reports to Kathryn for uploading to board portal
FCBIA Multifamily Council Board	2 hrs monthly	Business Development	??	This is an elected position with FCBIA, may need to put on hold until CEO is replaced
FCBIA Affordable Housing Committee	2 hrs monthly	Business Development	Eric Soter	Have not been asked
FAHI Faith Based Initiatives	8 hrs weekly	Business Development	Lacy Allen?	Depends on capacity and supportive services work. I did mention this to her but didn't ask for a commitment. Would be scaled back. I currently attend leadership team meetings, Quarterly hybrid meetings with Frederick Health, biweekly city council meetings, meeting with church leadership to look at property and advise on pre-development work. There is no way Lacy will have time for that.
Land Donation From Peach in Christ Church	unsure	Business Development	Attorney	Contact Sharon Stromberg 240-461-7304; ccharacter@gmail.com
Permanent Loan conversions	varies	Business Development	Anna, Board Member??	Brock Bridge Landing and Railroad Square are converting. Documents, resolutions and signatures will be required. May need access to a notary.

Lein Releases	occasional	Business Development	Anna? Rachel	Rachel has been asked, no conversation with Anna yet. Occasionally have to sign off on a release for a title company for a home that IHA previously helped to build. The liens are soft seconds that IHA holds that made the home affordable to purchase when it was built and are forgivable after a period usually 5-10 years. May need access to a notary.
N. Odenton Construction	Up to 10 hrs wkly	Business Development	???	We will do supportive services for 55 units, Lease up expected in January 2026. loan conversion after 90 days stabilized ops.
Himes Ave Dev	8-10 hrs weekly	Business Development	Ron Morris & Anna	I just learned that IHA along with Conifer has been awarded the RFP for these units. It's 150 units and IHA will provide services. The county executive hasn't made her announcement yet so please keep confidential. I connected Anna with my Conifer project lead.
Overlook East	Up to 10 hrs wkly	Business Development	Interim CEO?	Just got occupancy certificates and will begin lease up. IHA is not providing services. Expect perm loan conversion May-June 2026
Manage Marketing Contractor	2 hrs monthly	Fundraising	Lacy Allen	Asked and accepted
Fundraising & Marketing Meetings	1 hr quarterly	Fundraising	Rachel Gardner	Has agreed to set up and facilitate the meetings
Lead on IHA Day & Annual Campaign	varies	Fundraising	Interim CEO?	Staff are concerned it will take the BOD a long time to hire, these are two CEO led initiatives that happen in July and November that take several months of planning
2025 Fundraising Efforts Annual Appeal	varies	Fundraising	Jodie, some Rachel	All 2025 CITC have been given out, JO got \$32k donation to give away the last \$16k
PRP QRM	2 hrs quarterly	Programs	Rachel Gardner/Interim CEO	Has agreed to be point person for the meetings
Manage Contract with Ron Morris	minimal	Programs & Property Management	Anna, Rachel, Crystal	Rachel and Crystal are aware, Anna not asked yet
Property Compliance	3-4 hrs monthly	Property Management	Crystal Thomas	Crystal does project compliance now, needs to learn state compliance
Operational Support for Property Management	Varies, Up to 40 hrs monthly	Property Management		Support for Crystal, decision making, push back on partners etc

Oakwood Exit Strategy	unknown	Property Management	Oculus	
Penn Ave Exit Strategy	unknown	Property Management	Oculus	
Supportive Services	30 hrs weekly	Property Management	need to hire	we committed to do services for Brock Bridge Landing, N Odenton and Oakwood
Weinberg House 2 Remaining Units		Property Management	Crystal, Rachel and Ron	Just received MAHT grant of \$55K to finish the last two units
Oculus Contract	10-20 hrs monthly	Strategic	Chris Hesen, BOD	Remaining staff will not have the capacity