

## Annual PHA Plan (Standard PHAs and Troubled PHAs)

## ▶ Purpose, Applicability and Definitions

## ▼ A. PHA Information.

**A.1** PHA Name: **Housing Authority of the City of Annapolis** PHA Code: **MD001** CY: **2026** ID: **?**

PHA Type: **Troubled PHA** [Show Details](#) PHA Plan for Fiscal Year Beginning (MM/YYYY): **07/2026** Status: **Submitted** Version: **2**

**PHA Inventory** (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)

Number of Public Housing (PH) Units:	<b>554</b>	Number of Housing Choice Vouchers (HCVs):	<b>770</b>	Total Combin Units/Vouchers:	<b>1324</b>
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PHA Plan Submission Type: ☐ Annual Submission ☐ Revised Annual Submission PHA Program Type Code: **C**

**Availability of Information.** PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.

\* How the public can access this PHA Plan: **The Housing Authority of the City of Annapolis (HACA) publishes its Annual PHA Plan for 2026 for public comment in the Baltimore Sun and The Capital Gazette.5. The proposed Annual PHA Plan for 2026 is available for review at all HACA offices (1217 Madison St. (Main) or 1014 President St. (Harbour House/Eastport Terrace) or 1386 Tyler Ave. (Robinwood) or 101 Bloomsbury Square (Bloomsbury Square), Annapolis, MD) during normal business hours and via download on our website at HYPERLINK "http://www.hacamd.org". Persons needing accommodation to participate in this public hearing, could call (410) 267-8000 or TTY/TDD 711. Comments are accepted in writing until 4pm, Friday, March 6, 2026, and could be mailed to Melissa Maddox-Evans, Executive Director, HACA, 1217 Madison Street, Annapolis, MD 21403. Comments may also be received also accepted in person at the public hearing and could be presented verbally or in writing. HACA held a public hearing in person at the Robinwood Community Ctr, 1469 Tyler Ave, Annapolis, MD on Monday, March 8. 2026, at 5:30 pm.**

☐ **PHA Consortia:** (Check box if submitting a Joint PHA Plan and complete table below)

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## ▼ B. Plan Elements

## \* B.1 Revision of Existing PHA Plan Elements.

☐ ☒ ☐ Altmsg = 'pass'

☐ ☒ ☐ Altmsg = 'warning'

	Y	N	(a) Have the following PHA Plan elements been revised by the PHA?	(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):	(c) The PHA must submit its Deconcentration Policy for Field Office review.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Statement of Housing Needs and Strategy for Addressing Housing Needs		
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.		
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Financial Resources.		
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Rent Determination.		
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Operation and Management.		
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Grievance Procedures.		
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homeownership Programs.		
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Community Service and Self-Sufficiency Programs.		
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Crime Prevention.		
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pet Policy.		
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Asset Management.		
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Substantial Deviation.		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Significant Amendment/Modification	HACA has updated criteria for significant amendment/modification.	

1 - 13 of 13

## \* B.2 New Activities.

	<input checked="" type="checkbox"/>		Altmsg = 'pass'	
	<input checked="" type="checkbox"/>		Altmsg = 'warning'	

  

	Y	N	(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?	(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hope VI or Choice Neighborhoods.	HACA intends to pursue a CNI Implementation Grant in 2026. See Eastportcni.org.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Mixed Finance Modernization or Development.	We are pursuing substantial rehabilitation for Robinwood, Bloomsbury Square, Eastport Terrace, and Harbour House, including RAD and Section 18 for those sites with developer partners.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Demolition and/or Disposition.	HACA may pursue Section 18/RAD blends for Robinwood and Bloomsbury Square as part of its overall redevelopment strategy.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Designated Housing for Elderly and/or Disabled Families.	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Conversion of Public Housing to Tenant-Based Assistance.	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.	HACA will continue the process to convert its public housing portfolio to RAD/Section 18 at Robinwood, Bloomsbury Square, Eastport Terrace, and Harbour House.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Occupancy by Over-Income Families.	.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Occupancy by Police Officers.	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Non-Smoking Policies.	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project-Based Vouchers.	
	<input type="checkbox"/>	<input type="checkbox"/>	Units with Approved Vacancies for Modernization.	HACA will forward to the HUD Field Office public housing unit requests for off-line status for modernization improvements as needed.
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).	

1 - 12 of 12

**\* B.3 Progress Report.**

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.

[Add/Delete/View Progress Repo](#)

**See attached for Accomplished Goals for 2025-2029.**

**\* B.4 Capital Improvements.** Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.

[Add/Delete/View Capital Improv](#)

**5-Year Action Plan for 2025-2029 Approved 12/19/2025\_\_\_\_\_.**

**B.5 Most Recent Fiscal Year Audit.**

\* (a) Were there any findings in the most recent FY Audit?

☒ Y ☐ N

[Add/Delete/View Audit Attachm](#)

(b) If yes, please describe:

**Finding 2024-001 – Missing Tenant Information (Significant Deficiency)**

**Federal Program:** Public and Indian Housing (CFDA 14.850)

**Compliance Requirement:** Eligibility

**Condition:** The Authority was unable to locate required income verification documentation, citizenship and/or legal residency documentation, and signed release forms. Additionally, incorrect income amounts were reported on the Family Report.

**Corrective Action Plan:**

[PHA Training Video \(Annual\)](#) [PHA User Guide \(Annual\)](#) [Form 50075-ST Instruction](#) [New Window](#) [Return to Secure Systems](#) [About ?](#)

[Return to PHA Selection](#)[HUD-50077-SL](#)[HUD-50077-ST-HCV-HP](#)[View/Print HUD-50075-ST](#)[Status Log](#)[View Email Log](#)[View File Attachments](#)

recertifications and rent calculations.

• **Hiring Senior Housing Manager** to assist with monitoring verification documentation, income calculation, citizenship and/or legal residency documentation, and signed release documentation compliance.

**Anticipated Completion Date:** June 30, 2025

**Responsible Party:** Senior Manager of Housing Operations and PH Property Managers **Finding 2024-002 – Missing Unit Inspections (Significant Deficiency)**

**Federal Program:** Public and Indian Housing (CFDA 14.850)

**Compliance Requirement:** Special Tests and Provisions

**Condition:** The Authority did not perform required annual inspections for all units. Some units were not inspected within the 12-month period, and others were not inspected at all.

**Corrective Action Plan:**

The Authority concurs with the finding. The following corrective actions are being implemented:

- Reinstating and enhancing the inspection tracking log to monitor timely completion of all required inspections;
- Utilizing property management software to schedule and track inspections;
- Assigning oversight responsibility for inspections to the Property Manager and Safety Inspection Supervisor;
- Conducting quarterly management reviews of inspection compliance;
- Hired additional inspection staff , including Maintenance Operations Supervisor to complete any backlog and ensure ongoing compliance.
- Requested funding from City, State, and County to assist in inspections compliance to address federal funding and revenue shortages due to rental income delinquency.

**Anticipated Completion Date:** June 30, 2025

**Responsible Party:** Senior Manager of Housing Operations/Maintenance Manager

▼ **C. Other Document and/or Certification Requirements.**

**C.1 Resident Advisory Board (RAB) Comments.**

\* (a) Did the RAB(s) have comments to the PHA Plan?

☐ Y ☐ N

[Add/Delete/View RAB Comment](#)

(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.

**C.2 Certification by State or Local Officials.**

Form HUD 50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

[HUD-50077-SL](#)

**C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.**

Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations*  
Including PHA Plan Elements that Have Changed, must be submitted by the PHA as an electronic attachment to the PHA Plan.

HUD-50077-ST-HCV-HP

**C.4 Challenged Elements.** If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

\* (a) Did the public challenge any elements of the Plan?

☐ Y ☐ N ☐ ?

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If yes, include Challenged Elements.

**C.5 Troubled PHA.**

\* (a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?

☐ Y ☐ N ☐ ?

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(b) If yes, please describe:

**We submitted a Performance Improvement Plan to our HUD Field Office on and are performing deliverables as described under the plan. See attached. They pertain to timely submission of financial audits and management benchmark improvements, and other improvements. We are compliance with our financial reporting. We have hired Quadel, Ewrit Services, Vigil General Contracting Services, and Allegiance Management to assist us with management benchmarks, including but not limited to recertifications, leasing, terminations, occupancy, work order filing and rent collection.**

▼ **D. Affirmatively Furthering Fair Housing (AFFH).**

**D.1 Affirmatively Furthering Fair Housing (AFFH).**

Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

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▶ Burden Statement and Privacy Act Notice

