

# HOUSING AUTHORITY OF THE CITY OF ANNAPOLIS

## Board of Commissioners Monthly Meeting

In-Person: Pip Moyer Recreation Center

Tuesday, February 24, 2026 – 4:30 pm

### Agenda

- I. Call to Order/Roll Call
- II. Approval of Minutes
  - January 27, 2026 – Open Meeting Minutes
- III. HACA Board of Commissioners Election
  - A. Chairman
  - B. Vice Chairman
  - C. Treasurer
  - D. Secretary
  - E. Commissioner
  - F. Commissioner
  - G. Commissioner
- IV. Chairman’s Report – Craig Coates
- V. Executive Director Report – Melissa Maddox-Evans
  - Finance Report – Marisa Stanley
  - Operations Report – Vernell Gibson-Caudle
  - HCVP Report – Zoe Parakuo
  - Development Report – Aseem Nigam
  - Resident Services Report – Bridget McLaughlin
- VI. New Business
  - Resolution No. FIN 02242026-01 - Housing Authority of the City of Annapolis  
(HACA) has an urgent need for a Furnace Replacement at 930 President St. Apt S3
- VII. Public Comments
  - Elected Official’s Comments
  - Resident Advisory Board Comments
  - Resident Council Comments
  - General Public Comments
- VIII. Next Meeting Date – Tuesday, March 31, 2026 - In-person at Pip Moyer Recreation Center
- IX. Adjourn Meeting

**HOUSING AUTHORITY OF THE CITY OF ANNAPOLIS**  
**Board of Commissioners Meeting Minutes**  
**273 Hilltop Lane, Annapolis, MD 21403**

**In-Person:** Pip Moyer Recreation Center

**Date:** Tuesday, January 27, 2026

**Time:** 4:30 p.m.

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**HACA Board of Commissioners – Slate of Officers**

- **Chairman:** Craig Coates
- **Vice Chairman:** Patrick Sheridan
- **Treasurer:** Jackie Wells
- **Secretary:** Henrietta Webb-Herbert
- **Commissioner:** Kimberlee Cornett
- **Commissioner:** Arthur Edwards, Jr.
- **Executive Director:** Melissa Maddox-Evans

**I. Call to Order / Roll Call**

The meeting was called to order by **Chairman Craig Coates** at **4:32 p.m.**

**Roll Call**

**Present:**

- Craig Coates, Chairman
- Patrick Sheridan, Commissioner
- Jackie Wells, Commissioner (via telephone)
- Kimberlee Cornett, Commissioner
- Arthur Edwards, Jr., Commissioner
- Melissa Maddox-Evans, Executive Director

**Absent:**

- Henrietta Webb-Herbert, Commissioner

A quorum was confirmed.

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## **II. Approval of Minutes**

### **December 9, 2025 – Open Meeting Minutes**

A motion was made and seconded to approve December 9, 2025, Open Meeting Minutes. The motion carried unanimously.

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## **III. HACA Board of Commissioners Election**

In accordance with **Robert’s Rules of Order**, the Board considered the annual election of officers.

By consensus, the Board agreed to maintain the current slate of officers and continue serving in their existing roles for the upcoming term.

A motion to reelect the current officers was made, seconded, and unanimously approved.

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## **IV. Chairman’s Report – (Bishop Craig Coates, Chairman)**

Chairman Coates welcomed Commissioners, staff, guests, and members of the public to the first Board meeting of the New Year. He expressed appreciation for the Board’s flexibility in meeting during severe winter weather conditions.

Chairman Coates reported that the Board recently met with the Executive Director to discuss the future direction of the Housing Authority, including redevelopment initiatives and strengthening engagement with residents and the broader community. He noted that residents participated in the discussion and provided valuable feedback that will help guide future planning efforts.

Chairman Coates encouraged everyone to remain safe during the ongoing winter storm and to avoid unnecessary travel.

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## **V. Executive Director Report – (Melissa Maddox-Evans, Executive Director)**

Executive Director Maddox-Evans wished the Board a Happy New Year and reflected on recent strategic planning discussions related to redevelopment and long-term positioning of the Housing Authority. She emphasized the importance of meaningful resident engagement as redevelopment activities progress.

She reported that the Housing Authority has been approved to submit an application for the **HUD Choice Neighborhoods Implementation (CNI) Grant**, with a submission deadline of

**March 6, 2026.** Weekly coordination meetings are underway with the City of Annapolis, the development partner, and consultant **EJP**. The total grant opportunity is **\$26 million**.

Executive Director Maddox-Evans also provided an update on winter storm operations. She reported ongoing coordination with the **Office of Emergency Management (OEM)** regarding snow and ice removal across Housing Authority properties. Due to prolonged freezing temperatures and a citywide salt shortage, ice abatement efforts have been delayed. Residents have been notified through public postings and social media to exercise extreme caution. Staff and contractors are prioritizing emergency maintenance needs.

Executive Director Maddox-Evans introduced **Chief Kevin Simmons**, Emergency Manager for the City of Annapolis, to present on the City's Winter Warming Center initiative.

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### **Finance Report – (Marisa Stanley, Chief Financial Officer)**

Ms. Stanley reported that annual audit fieldwork was completed the prior week and that remaining open items are currently being finalized. She stated that the audited **Financial Data Schedule (FDS)** submission deadline is **March 31, 2026**. The unaudited FDS submission from August 2025 remains under HUD review.

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### **Operations Report – (Vernell Gibson-Caudle, Property Management Contractor)**

Ms. Gibson-Caudle reported that as of December 2025, there were **62 vacant units**, with **22 units in make-ready status**, resulting in a **92% occupancy rate**. Six-unit transfers occurred during the month, and the current waiting list includes **1,673 applicants**.

Rent collection increased from **71% to 76%**, representing a **5% improvement** and an increase of **\$10,564.48**. Year-to-date court filings totaled **202**, with **92 judgments** issued. Evictions are scheduled for **February 4, 2026**, weather permitting. The December **PIC score** was reported at **93.70%**.

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### **Housing Choice Voucher Program (HCVP) Report – (Zoe Parakuo, Director of HCVP)**

Ms. Parakuo reported that the HCV Program remains stable with **770 vouchers allocated** and **717 units leased**. No emergency vouchers were issued, and no terminations occurred in December. Portability activity remained unchanged.

She further reported that HUD issued guidance on **December 22, 2025**, directing housing authorities nationwide to cease issuing new vouchers due to funding uncertainty and the potential for a federal government shutdown after **January 31, 2026**. The HCV waitlist remains closed.

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**Development Report – (Aseem Nigam, Director of Development)**

Mr. Nigam reported that the **Morris H. Blum** project is approximately **99.7% complete**, with final requisitions anticipated by late February and a grand opening planned for early April.

He provided updates on the **Eastport Terrace and Harbor House** redevelopment efforts, including preparation of the CNI grant application. Financing timelines for **Robinwood** and **Bloomsbury Square** remain unchanged, with continued coordination occurring between developers and the city.

A motion was made and seconded to approve **Resolution No. ADMIN 012726-01**, authorizing the Executive Director to execute documents related to redevelopment activities for Eastport Terrace and Harbor House.

The motion was carried out unanimously.

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**Resident Services Report – (Bridget McLaughlin, Director of Resident Services)**

Ms. McLaughlin reported that the first statewide broadband and computer literacy training cohort concluded with **14 graduates**. The grant has been extended, allowing for additional sessions beginning in February.

She also reported on upcoming youth programming, including a **Maritime Museum after-school program at Robinwood**, as well as continued programming partnerships at Eastport and Harbor House. Ms. McLaughlin confirmed that warming center operations will not interfere with after-school programming.

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**VI. New Business**

**No Report**

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**VII. Public Comments****Elected Officials' Comments****Alderman Frank Thorp**

Alderman Thorp commended the Housing Authority and the Office of Emergency Management for their collaboration and responsiveness during the winter storm. He praised the Board for continuing essential business despite severe weather conditions and advised that the City is

preparing an after-action report regarding the storm response. He requested feedback and recommendations from HACA for inclusion in that report.

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### **Resident Advisory Board Comments**

No comments were presented.

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### **Resident Council Comments**

No comments were presented.

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### **General Public Comments**

#### **Ms. Donna Johnson (Resident / Community Advocate)**

Ms. Johnson expressed appreciation for recent property improvements, including painting, flooring, and stairwell tile upgrades. She provided an update on a community-supported laundry assistance initiative and described efforts to support residents during the winter storm through food distribution and wellness checks. Ms. Johnson raised concerns regarding delayed ice removal in certain areas and acknowledged staff's explanation regarding the citywide salt shortage. She indicated her intent to submit additional program proposals prior to the February Board meeting.

#### **Ms. Denneishja Cromwell (Resident)**

Ms. Cromwell expressed concerns regarding the availability, visibility, and educational focus of resident programming, particularly after-school services. She emphasized the need for more academic and tutoring-based programs and raised concerns about accessibility for residents unable to travel to Robinwood. Ms. Cromwell also cited communication and outreach concerns. Board leadership and staff acknowledged her comments and advised that follow-up would occur to provide clarification on existing programs and partnership opportunities.

#### **Matthew Wallace (Community Partner – Joy Grows)**

Mr. Wallace thanked the Board and staff for their work during emergency conditions and expressed support for continued collaboration. He noted that Joy Grows remains committed to expanding community programming and assisting with bridging gaps in resident services, particularly youth-focused initiatives.

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### **VIII. Next Meeting Date**

**Tuesday, February 24, 2026**  
In-person at Pip Moyer Recreation Center

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## **IX. Adjournment**

There being no further business, the meeting was adjourned by motion and second at 5:56 pm.

# The Housing Authority of the City of Annapolis



Board of Commissioners Report  
*February 24, 2026*



The Housing Authority of the City of Annapolis  
Board of Commissioners

**Bishop Craig Coates**



*Chairman*

**Patrick Sheridan**



*Vice-Chairman*

**Arthur Edwards, Jr.**



*Treasurer*

**Jackie Wells**



*Secretary*

**Kimberlee Cornett**



*Commissioner*

**Henrietta Webb-Herbert**



*Commissioner*

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## Executive Director Report

February 2026

Executive Director/CEO

We are moving forward in applying for the Choice Neighborhood Implementation Grant due to HUD by March 9<sup>th</sup>. The City of Annapolis, Community Action Agency and our development team are working hard to ensure we present the best application possible. We will provide updates as received.

Although the federal government shut down for a few days it did not affect our funding at this time. We learned that in the finalized budget, the Public Housing operating budget experienced a 14% deduction in overall funding allocation. Capital funds remained at level funding from the prior year. This reflects continual reduction in Congressional interest to fund the public housing program.

HUD has increased their attention on immigration status issues as well. Please see the excerpt from NAHRO below.

“January 26, 2026 — On January 22, HUD sent an email to PHA Executive Directors with additional immigration status guidance to PHAs on Systematic Alien Verification for Entitlements (SAVE) discrepancies. The guidance notes that HUD has developed a new report in the Enterprise Income Verification (EIV) system to help PHAs in determining when additional verification of immigration status may be necessary. The new report, named the EIV-SAVE Tenant Matching Report, cross references Inventory Management System/PIH Information Center (IMS-PIC) data with U.S. citizenship and immigration services (USCIS) SAVE data.

The EIV-SAVE Tenant Matching Report includes “. . . a list of individuals whose citizenship or eligible immigration status need to be confirmed by HUD.” The report may include “. . . individuals whose citizenship or eligible immigration status needs to be confirmed by the PHA . . .” because of discrepancies between their status on the HUD-50058 and what appears in SAVE (e.g., a person is classified in the 50058 as an “eligible noncitizen” when the SAVE status shows a classification that would not correspond to “eligible noncitizen”). If a PHA has already determined that an individual is an ineligible noncitizen, they are not included in this report (i.e., as NAHRO understands this guidance, those in mixed-status families that do not contend their immigration status should not be impacted by this guidance).”

Below are examples of additional highlights that occurred this past month.

### Development/Capital Projects

- The grand opening for Morris H. Blum will take place on April 3, 2026. We hope you can attend this great event.
- CHP is conducting resident surveys at Robinwood and Bloomsbury Square to better inform our teams of the residents’ needs during the relocation process.

## Finance

- Our auditors are finalizing the draft for the FY 2025 audit.

## Operations/ Management/HCVP

- Our PIC score for the HCVP is 94.48% and 93.44 PH % programs. Full reporting compliance is 95% for both programs.
- Attended weekly meetings with construction management team, Bayview Consulting.
- Annual City reinspections are being conducted in February and March.

## Legal/Compliance

- The Capital Fund Plan has not yet been approved by HUD, causing delays in us having access to our capital improvement funds. They stated our notice and comment postings were not accurate. We disagree; however, they will not approve our funding until we conduct another notice and comment period for 45 days. We will not have access to our 2025 CFP funds until late April 2026.
- We have initiated a plan for SEMAP compliance for 2026.

## Resident Services

- I facilitated a Community Meeting for the CNI Grant program on Feb. 19<sup>th</sup> at Eastport Community Center.

## City/County/State Partnerships

- I met with Mayor Littmann to discuss housing priorities, funding requests, improvement in permit and development application processes and continued cooperation with CNI grant application process. Mayor Littmann stated that the City is working to allocate an additional \$500k in 2026 for capital improvement needs of HACA properties.
- Attended weekly meetings with the City's Housing Affordability Specialist and Community Development Staff.
- Working with Chief Simmons of OEM, for the warming shelter program for Robinwood Community Center.

## Community Partnerships

- I attended the Maryland Affordable Coalition Housing Day Feb. 12<sup>th</sup> and spoke to our legislators about the importance of continued funding for affordable housing construction and preservation and to thank them for their support.

## Finance Report

### Rent Collection

By Property:

Property	Number of Units Occupied	Charges	Payments	Collection Rate	Prior Month Number of Units Occupied	Prior Month Charges	Prior Month Payments	Prior Month Collection Rate	Charge Variance	Payment Variance
Eastport Terrace	81	\$ 21,125.89	\$ 13,875.26	66%	80	\$ 20,703.37	\$ 16,308.90	79%	\$ 422.52	\$ (2,433.64)
Harbour House	230	\$ 70,991.96	\$ 47,861.15	67%	222	\$ 71,575.73	\$ 64,999.69	91%	\$ (583.77)	\$ (17,138.54)
Robinwood	127	\$ 55,953.82	\$ 40,502.00	72%	123	\$ 56,319.25	\$ 32,198.78	57%	\$ (365.43)	\$ 8,303.22
Bloomsbury Square	50	\$ 21,661.41	\$ 22,650.38	105%	50	\$ 21,525.42	\$ 16,953.23	79%	\$ 135.99	\$ 5,697.15
<b>Totals</b>	<b>488</b>	<b>\$169,733.08</b>	<b>\$124,888.79</b>	<b>78%</b>	<b>475</b>	<b>\$ 170,123.77</b>	<b>\$ 130,460.60</b>	<b>76%</b>	<b>\$ (390.69)</b>	<b>\$ (5,571.81)</b>

## Operations Report – Public Housing

### Emergency Work Orders (Closed within 24 Hours) \*

Property	Month			Year to Date		
	Generated	Closed within 24 Hours	%	Generated	Closed within 24 Hours	%
Bloomsbury Square	1	1	✓ 100%	54	44	81%
Eastport/Harbour House	48	41	85%	379	374	98%
Robinwood	19	19	✓ 100%	231	214	93%
<b>HACA Managed Total</b>	<b>68</b>	<b>61</b>	<b>90%</b>	<b>664</b>	<b>632</b>	<b>95%</b>

### Routine Work Orders Generated

Property	Month	Year to Date
	WO Count	WO Count
Bloomsbury Square	13	126
Eastport/Harbour House	25	445
Robinwood	28	426
<b>HACA Managed Total</b>	<b>66</b>	<b>997</b>

### Occupancy Rate (now reflective of employing a consolidated waiting list process)

Property	Occupied	Vacant	Grand Total	Occupancy Rate
554	502	51	554	91%

### Move-ins/Move-Outs/Transfers

Property	Move-Ins	Move – Outs	Transfers
Bloomsbury Square	0	0	0
Eastport/Harbour House	9	0	0
Robinwood	4	0	1
<b>HACA Managed Total</b>	<b>13</b>	<b>0</b>	<b>1</b>

### Occupancy Rate - Agency Wide

November	December	January
<b>90%</b>	<b>92%</b>	<b>91%</b>

### Current Waiting List

<b>Public Housing</b>	<b>Total Number</b>
<b>Total</b>	<b>1,749</b>
<b>Housing Choice Voucher Program</b>	<b>Total Number</b>
<b>Total</b>	<b>567</b>
<b>Grand Total</b>	<b>2,316</b>

## Operations Report – Housing Choice Voucher Program

### Section I: Tenant-Based Voucher Program

	NOVEMBER 2025	DECEMBER 2025	JANUARY 2026
Allocated*	770	770	770
Under Contract	710	710	717
Vouchers Issued	0-Emergency Vouchers	0-Emergency Vouchers	0-Emergency Vouchers
Termination of Assistance	0	0	1
Portability Port Out	1	1	2
Portability Port In	0	0	1
Recertifications	55	61	65
Interims	23	22	28-Completed

\*Reflects the regular vouchers plus VASH Vouchers

### Section II: Homeownership Program

	NOVEMBER 2025	DECEMBER 2025	JANUARY 2026
Participants	1	1	1

### Section III: Veterans Affairs Supportive Housing Program (VASH)

	NOVEMBER 2025	DECEMBER 2025	JANUARY 2026
Allocated	5	5	5
Under Lease	5	5	5
Vacant	0	0	0

### Section IV: PIC SCORES

	NOVEMBER 2025	DECEMBER 2025	JANUARY 2026
PIC	95.53%	92.34%	94.48%

### Section V: Additional Highlights

- Number of Re-examinations ( Annuals and Interims) processed – 93
- Number of Landlord checks (HAP) processed - 710
- Landlord Checks (HAP) Issued Total - \$850,562
- Number of Unit Transfers processed - 9
- Number of New move-ins processed – 4 PBV

## Development Report

### Redevelopment In Process

Community	Developer	Estimated Financial Closing & Construction Start	Estimated Construction Completion & Lease Up Start	Units
Morris H. Blum	The Community Builders	Summer 2023	Fall 2025	154
Harbour House/Eastport	TBD	2027	2030/2031	357
Robinwood	CHP	2027	2029	150
Bloomsbury	CHP	2026	N/A – no relocation	51

- **Morris H. Blum**

- TCB, HousingtoHome and HACA teams worked on the first two phases of relocation of tenants and are now collaborating with the tenants on the third phase.
- Financial closing occurred on August 16, 2023.
- TCB gave Notice to Proceed to the contractor, Harkins Builders.
- The rehabilitation was completed in four phases.
- Harkins has set up its operation on-site and has installed man and equipment hoist.
- Rehabilitation took about 27 months. All the units have been rehabilitated. And the tenants have moved back into the rehabilitated units. The construction is about 99% complete. Both the elevators are refurbished, except for the floor, and are operational. The last requisition meeting is expected to be held end of February/beginning of March 2026.

### Capital and Redevelopment Projects

- **City of Annapolis**

- CNI Planning process.  
The teams have completed Phase 1 - Assessment of the Eastport Terrace-Harbour House: Assessment has included conducting resident surveys; reviewing existing plans; demographic and other data collection; stakeholder interviews; inventorying of open spaces, transportation, service providers, businesses, housing, etc.; real estate market studies; Maryland Historical Trust review; and Phase 1 Environmental Site Assessment.
- We had community meetings on April 17<sup>th</sup> and 18<sup>th</sup> to discuss the Concept Plan. The transformation plan was submitted to HUD by the end of November 2023. HUD has accepted the plan.

- o City council approved the resolution for the contribution of the Spa Road property to the CNI project by the end of August 2024.

## **Phase II Redevelopment - Robinwood, Eastport, Harbour House, Bloomsbury Square**

- o An RFQ for developers was advertised for Robinwood, Bloomsbury Square and Harbour House/Eastport Terrace.
- o HUD-CHAPs were approved for Bloomsbury Square and Robinwood, which authorizes us to begin the redevelopment process.
- o HACA received five proposals from the developers by the deadline of May 4, 2023.
- o HACA staff along with EJP Consulting reviewed the proposals and asked one of the developers to make their presentation, on Harbour House/Eastport Terrace on July 31<sup>st</sup>. However, the developer withdrew their proposal. A new RFQ for Harbour House/Eastport Terrace was issued in August 2024. The pre-bid conference was held on September 17, 2024, and the tour of the sites was conducted on October 7, 2024. Three proposals were received by the due date of November 14, 2024. The selection committee selected Genesis Companies and Monadnock Development, based in NY, as the developer for the site. A meeting with the developer and the city staff was held on April 29<sup>th</sup> with a follow-up meeting in the first week of May. The developer is currently working on the Phase I plan and will share the plan with HACA staff in the coming weeks. HACA has engaged its outside counsel to draft the MOU which is expected to be presented to HACA's Board for their approval during the August meeting. The Board approved the MOU during their August 26<sup>th</sup> meeting. A meeting was held on October 8<sup>th</sup> to introduce the development team to the community and to provide an update on the redevelopment process.
- o HUD issued the NOFO for the CNI Implementation Grant in December 2025 with the application deadline of March 9, 2026. On January 9<sup>th</sup>, HACA held a meeting with the consultants, EJP Consulting, the developer team, and the city to start to evaluate the possibility of submitting the Implementation Grant application by the due date. A follow-up meeting, as a part of the CNI application process, was held with the community to apprise them of the process.
- o HACA had asked two developers to make a presentation on Robinwood and Bloomsbury in September 2023. However, one of the developers withdrew their proposal. The other developer, CHP, made their presentation in September. HACA staff recommended to the Board that CHP be approved as the developer for Robinwood and Bloomsbury. The Board approved the recommendation during their September 2023 meeting. The MOUs, between HACA and CHP, have been executed. HACA arranged an introductory meeting with CHP, and Bloomsbury and Robinwood communities in April 2024. HACA and CHP also met with the Anne Arundel County school system for their participation in terms of allowing access to a new road within the Robinwood project. HACA and CHP scheduled a meeting with the Robinwood community on March 19, 2025, to get their input on the initial site plan for the property. CHP has been awarded 9% tax credits for Phase I and was invited by the state to submit application for 4% tax credits as this is a twinning deal. The 4% tax credit application for Robinwood was submitted in December 2025. The 4% tax credit application for Bloomsbury was submitted in July 2025. The follow-up meetings with the Robinwood and Bloomsbury communities were held in mid-July 2025, and the communities were apprised of the progress made thus far and to seek additional input from them. The next set of follow-up meetings with the communities for Robinwood and

Bloomsbury were held on December 8<sup>th</sup> and December 10<sup>th</sup>, 2025, respectively. A resident survey was conducted by CHP staff, with assistance from HACA staff, for the two communities on February 10<sup>th</sup> and 11<sup>th</sup>, 2026. Financing closings for Bloomsbury and phase I Robinwood are scheduled for early Fall 2026 and late Fall 2026 respectively.

- HACA organized a meeting with CHP and the State on identifying potential funding sources for both Robinwood and Bloomsbury Square and will reschedule follow-up meetings with the stakeholders.

## Resident Services Board Report

### January 2026

January was a strong and productive month for the ROSS Grant program, with 63 residents and participants served during the reporting period. Activities conducted by the ROSS Coordinator directly aligned with HUD ROSS Service Coordinator program objectives, including promoting housing stability, improving access to supportive services, and enhancing resident self-sufficiency and quality of life.

In January 2026, the ROSS Coordinator provided comprehensive case coordination and referral services to ROSS participants and Eastport Terrace/Harbor House (ET/HH) residents. Services addressed key HUD performance areas by reducing barriers to healthcare, stabilizing household resources, and ensuring ongoing resident engagement. Interventions included coordination of medical transportation through the Department of Aging, facilitation of prescription assistance and home delivery, linkage to food, energy, and rental assistance, responses to public benefits inquiries, and completion of wellness calls to support follow-up and continuity of care.

#### Benefits and Services Provided

- Medical transportation for healthcare appointments, supporting access to preventive and ongoing care
- Energy and rental assistance to prevent utility shutoffs and housing instability
- Prescription assistance and free prescription delivery to improve medication adherence
- Assistance with applications for medical and public benefits to increase household income stability
- Distribution of non-perishable food to address food insecurity
- Referrals to emergency relief and energy assistance programs (United Way)

These activities demonstrate measurable progress toward HUD ROSS outcomes, including increased resident access to supportive services, improved coordination of care, and strengthened housing stability for elderly and family households.

## Family Self Sufficiency and Homeownership

FSS and Homeownership	
FSS Contracts	38
FSS Escrow Accounts	38
Contracts in HCVP	24
Contracts in PH	14
Release of Escrow Credits	1
Contracts Terminated (pending)	0
New Contracts Completed	1
Resources and Referrals	14
New Homeownership Clients	0
Case management appointments	29

## Case Management

Case Management Services	
Turnaround Thursday-RW	12
Department of Aging -RW	9
Life Skills 101 Luminis -RW	10
Resident case management contacts for issues such as rent payments, wellness checks, eye exams/glasses, dental,	89

financial concerns, furnishing referrals, transportation, employment, Re-Certification assistance, food insecurity, family reunification, medical health assistance in finding a PCP and assisting in making medical appointments, social services interventions for food stamps, and enrolling in Medicare benefits. Department of Aging.	
Total: Contacts - Calls/Activities	120

### Resident Opportunity and Self Sufficiency

ROSS	
Home Visits	23
AAC Power Presentation	15
ROSS Wellness Event	10
Bay Area Church Event	26
Case mgmt. and home visits	
ROSS Referrals	98
Dept of Aging, Hope for All, DSS, Digital Literacy, SNAP applications, SSDI and SSI application assistance	
TOTAL	162

## Annapolis Gardens

**Number of Units:** 150  
**Property Type:** Family  
**Project Start:** 2009  
**Project Status:** Stabilized  
**Subsidy Type:** Public Housing/Tax Credit (75), Tax Credit only (75)  
**Tax Credit Compliance End:** 2025  
**Report for Period Ending:** January 31, 2026



### OCCUPANCY

Unit Type	Total Units	Occupied	Vacant	Total % Occupancy
LIHTC	150	145	5	97%

1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5 bedrooms
10	62	59	9	10

Current Month: **97%**      Year to date Average: **96%**

### NARRATIVES

**Financial:**  
 The income for the month was in line with budgeted amounts. The total actual expenses were in line with budgeted expenses.

**Management:**

The property is managed by Winn Companies, an independent company not affiliated with the Developer. The management staff did not report any staff turnover during the period and has been timely with reporting to HACA.

**Physical:**

There were no other extraordinary repairs to report.

**Resident Services:**

There were no Resident Services to report.

**Other**

There are no other issues to report.

**Receivables/ Payables:**

The resident accounts receivable is \$155,970. The projects accounts payables are \$1,222 with \$1222 aging more than 90 days.

**Reserves:**

The project has four reserve accounts and two escrows that are funded as required with no inappropriate use of funds.

## PARTNERS

**General Partner/ Managing Member:** Annapolis Community Development Partners, LLC

**HACA Ownership %:** 49%

**Developer:** Landex

**Management Company:** Winn

## DEBT SUMMARY

Lien Position	Payment Type	Lender	Principal as of: 01/31/2026	Interest Rate	Maturity Date
1	Hard debt	Enterprise Mortgage Investments, Inc.	\$ 1,744,933	7.01%	10/3/2026
2	Cash flow	DHCD	\$ 1,547,367	4%	5/1/2051
3	Cash flow	ACDS	\$ 204,564	2%	5/29/2051
4	Cash flow	HACA	\$ 500,000	4.38%	6/1/2051

5	Cash flow	HACA	\$ 92,118	0%	6/1/2051
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## Obery Court I

**Number of Units:** 50  
**Property Type:** Family  
**Project Start:** 2010  
**Project Status:** Stabilized  
**Subsidy Type:** Tax Credit (40)  
 Tax Credit only (10)



**Tax Credit Compliance End:** 2025  
**Report for Period Ending:** January 31, 2026

### OCCUPANCY

Unit Type	Total Units	Occupied	Vacant	Total % Occupancy
1 bedroom	10	9	1	90%
2 bedrooms	22	21	1	95%
3 bedrooms	16	16	0	100%
4 bedrooms	2	1	1	50%

Current Month: **94%**      Year to date Average: **97%**

### NARRATIVES

**Financial:**  
 The income for the month was in line with the budget. The total controllable expenses lower than budget due to lower than anticipated administrative (salaries) and utility expenses

**Management:**

The property is managed by Pennrose, an affiliate of the Developer.

**Physical:**

There were no significant items noted.

**Resident Services:**

There were no Resident Services to report.

**Other**

There are no other issues to report.

**Receivables/ Payables:**

The resident accounts receivable is \$47,295. The project accounts payables are \$56,083 with \$23,824 aged more than 90 days.

**Reserves:**

The project has four reserve accounts and three escrows that are funded as required with no inappropriate use of funds.

## PARTNERS

**General Partner/ Managing Member:** Obery Court GP, LLC

**HACA Ownership %:**

51% \*

*Pennrose entity remains managing member despite ownership percentage*

**Developer:**

Pennrose

**Management Company:**

Pennrose

## DEBT SUMMARY

Lien Position	Payment Type	Lender	Principal as of: 12/31/2025	Interest Rate	Maturity Date
1	Cash flow	DHCD	\$ 1,906,604	4%	6/1/2050
2	Cash flow	DHCD	\$ 2,307,547	4%	6/1/2050
3	Cash flow	ACDS	\$ 1,000,000	2%	3/6/2051

## Obery Court 2

**Number of Units:** 63  
**Property Type:** Family  
**Project Start:** 2011  
**Project Status:** Stabilized  
**Subsidy Type:** PBV/Tax Credit (53), Tax Credit only (10)  
**Tax Credit Compliance End:** 2027  
**Report for Period Ending:** January 31, 2026



### OCCUPANCY

Unit Type	Total Units	Occupied	Vacant	Total % Occupancy
1 bedroom	27	27	0	100%
2 bedrooms	17	16	1	94%
3 bedrooms	16	15	1	94%
4 bedrooms	3	3	0	100%

Current Month: **97 %**

Year to date Average: **96%**

### NARRATIVES

**Financial:**

The rental income for the month was in line with budgeted income. The total controllable expenses lower than budget due to lower than anticipated utility expense.

**Management:**

The property is managed by Pennrose, an affiliate of the Developer. The management staff did not report any staff turnover during the period and has been timely with reporting to HACA.

**Physical:**

There were no other extraordinary repairs to report.

**Resident Services:**

There were no Resident Services to report.

**Other**

There are no other issues to report.

**Receivables/ Payables:**

The resident accounts receivable amount is \$126,931 and accounts payable is \$4,354 with \$3,172 aged more than 90 days.

**Reserves:**

The project has four reserve accounts and two escrows that are funded as required with no inappropriate use of funds.

**PARTNERS**

**General Partner/ Managing Member:** Obery Court Phase II GP, LLC

**HACA Ownership %:** 49%

**Developer:** Pennrose

**Management Company:** Pennrose

**DEBT SUMMARY**

Lien Position	Payment Type	Lender	Principal as of: 01/31/2026	Interest Rate	Maturity Date
1	Hard debt	Severn Savings Bank FSB	\$ 1,385,022	6.625%	2029
2	Cash flow	DHCD	\$ 3,009,405	4%	4/1/2054

## Obery Court 3

**Number of Units:** 61  
**Property Type:** Family  
**Project Start:** 2016  
**Project Status:** Stabilized  
**Subsidy Type:** PBV/Tax Credit (40)  
 Tax Credit only (21)



**Tax Credit Compliance End:** 2031

**Report for Period Ending:** January 31, 2026

### OCCUPANCY

Unit Type	Total Units	Occupied	Vacant	Total % Occupancy
1 bedroom	18	17	1	94%
2 bedrooms	24	21	3	88%
3 bedrooms	14	11	3	79%
4 bedrooms	5	4	1	100%

Current Month: **87%**

Year to date Average: **90%**

### NARRATIVES

**Financial:**

The income for the month was in line with budgeted income. The total controllable expenses were in line with budgeted expenses.

**Management:**

The property is managed by Penrose, an affiliate of the Developer.

**Physical:**

The property did not report any physical issues.

**Resident Services:**

There were no Resident Services to report.

**Other**

There are no other issues to report.

**Receivables/ Payables:**

The resident accounts receivable is \$107,370 and the projects accounts payables are \$8,501 with \$2,268 aged more than 90 days.

**Reserves:**

The project has three reserve accounts and two escrows that are funded as required with no inappropriate use of funds.

**PARTNERS**

**General Partner/ Managing Member:** Obery Court Phase III GP, LLC

**HACA Ownership %:** 11%

**Developer:** Pennrose

**Management Company:** Pennrose

**DEBT SUMMARY**

Lien Position	Payment Type	Lender	Principal as of: 01/31/2026	Interest Rate	Maturity Date
1	Hard debt	Capital One, N.A.	\$ 1,224,436	5.75%	1/1/2032
2	Cash flow	DHCD	\$ 1,643,997	2%	9/1/2056
3	Cash flow	DHCD	\$ 1,225,000	2%	9/1/2056
4	Cash flow	HACA	\$ 608,396	0%	9/17/2057

## Wilbourn Estates

**Number of Units:** 78  
**Property Type:** Family  
**Project Start:** 2022  
**Subsidy Type:** Tax Credit



**Report for Period Ending:** January 31, 2026

### OCCUPANCY

Unit Type	Total Units	Occupied	Vacant	Total % Occupancy
1 bedroom	26	24	2	92%
2 bedrooms	26	25	1	96%
3 bedrooms	26	26	1	96%

Current Month: **95%**

Year to date Average: **94%**

### NARRATIVES

**Financial:**

The rental income for the month was under budget due to lower than expected HAP subsidy income. The total controllable expenses were under budget due to lower than expected maintenance expenses (Security Contract expenses).

**Management:**

The property is managed by Pennrose, an affiliate of the Developer.

**Physical:**

There are no physical issues to report.

**Resident Services:**

There were no Resident Services to report.

**Other**

There are no other issues to report.

**Receivables/ Payables:**

The resident accounts receivable is \$95,970. The project accounts payables are \$6,906 with \$3,431 aged more than 90 days.

## PARTNERS

**General Partner/ Managing Member:** Newtowne 20, LLC

**Developer:** Pennrose

**Management Company:** Pennrose

## DEBT SUMMARY

Account	Lender	Amount	Interest Rate	Maturity Date
1	Orix Real Estate Capital Principal – Hard Debt	\$ 9,097,355	3.82%	7/1/2041
2	CDA Rental Housing Works Fund	\$ 2,471,632	0	12/31/2062
3	CDA Housing Trust Fund	\$ 971,632	0	12/31/2062
4	CDA Rental Housing Fund	\$1,328,949	0	12/31/2062
5	ACDS Home Investment Partnership Program	\$732,932	0	12/31/2062
6	HACA	\$929,473	0	12/31/2062
7	HACA	\$1,700,795	1.31%	12/31/2062



## Annapolis Housing Authority Residents Can Receive a 25% Discount on Electricity From a Local Community Solar Farm

A Community Solar farm is being built in Upper Marlboro to provide electricity for BGE customers. Residents of the Housing Authority of the City of Annapolis may be qualified for a 25% discount off electricity from this solar farm. For every dollar credit applied to your BGE electric bill, you will only be charged 75-cents. Residents qualify for this discount if they already receive benefits from any of the LMI Qualifying Programs listed below.

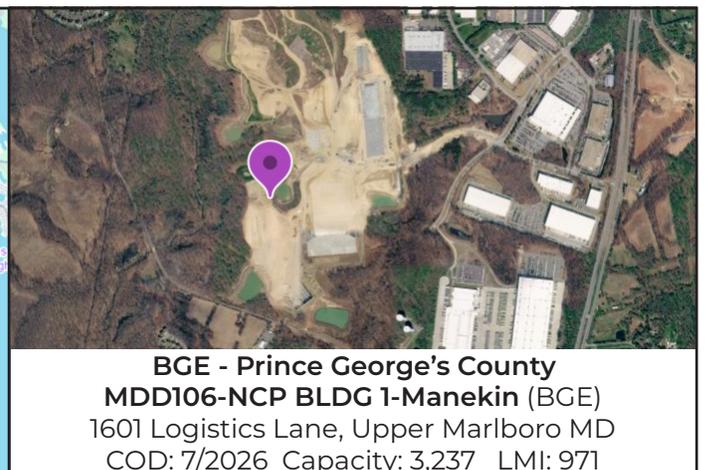
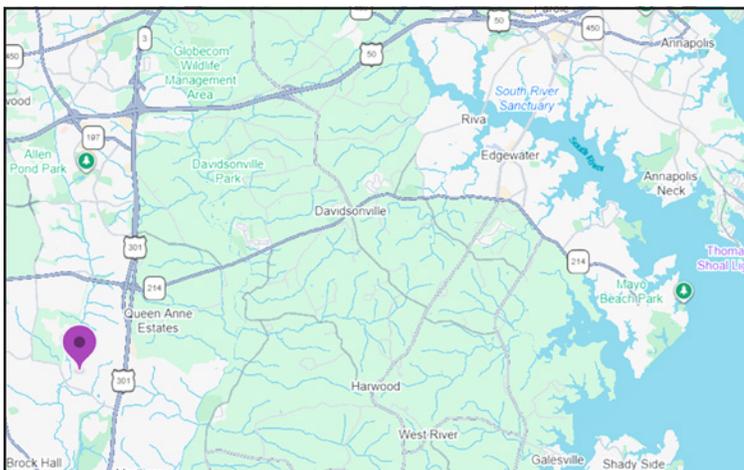
There is no cost to join the program, no special equipment needed, and no credit check required.

Residents must sign up to receive this discount.

Community Solar is approved by the State of Maryland.

### LMI Qualifying Programs:

- EmPOWER Maryland low- or moderate income incentives
- Free and reduced price school meals
- Fuel Fund of Maryland
- Head Start
- Low Income Home Energy Assistance Program (LIHEAP)
- Low-Income Household Water Assistance Program (LIHWAP)
- Maryland Energy Assistance Program
- Medicaid
- Office of Home Energy Programs Electric Universal Service Program (OHEP-EUSP)
- Section 8 Housing Choice Voucher Program Supplemental Security Income (SSI)
- Special Supplemental Nutrition Program for Women, Infants, and Children (WIC)
- Supplemental Nutrition Assistance Program (SNAP)
- Telephone lifeline service
- Temporary Assistance for Needy Families (TANF)



**BGE - Prince George's County**  
**MDD106-NCP BLDG 1-Manekin (BGE)**  
1601 Logistics Lane, Upper Marlboro MD  
COD: 7/2026 Capacity: 3,237 LMI: 971

Solar for Everyone, Everywhere

# COMMUNITY SOLAR POWER



Housing Authority of the City of Annapolis

SOLAR ON EARTH

Solar Farms - Community Solar Power

844-SOLCLUB www.solaronearth.com

**Nathan McCarthy**

CEO

978-727-4482 | [nathan@solaronearth.com](mailto:nathan@solaronearth.com)

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# Executive Summary

## About Solar On Earth

Solar On Earth is a specialized Community Solar enrollment service provider and customer service specialist established in 2015, with offices in Chelmsford, Massachusetts and Chadwick, Illinois. We maintain an A+ rating with the Better Business Bureau and have successfully facilitated Community Solar program enrollment across 12 states. Our sole focus is simplifying access to Community Solar programs for energy consumers, allowing solar developers to concentrate on project development and operations.

## Our Service Model

Solar On Earth serves as the bridge between Maryland Public Service Commission-approved Community Solar projects and energy consumers seeking budget relief and environmental stewardship. We provide comprehensive enrollment services that eliminate the complexity typically associated with renewable energy procurement, delivering a straightforward path to immediate savings with zero capital investment.

## What We Deliver

### Financial Benefits Without Capital Outlay

- Guaranteed savings on allocated solar energy credits
- No upfront costs, equipment purchases, or infrastructure modifications required
- Credits applied directly to existing utility bills with no disruption to current service
- Predictable, long-term cost reduction that supports budget planning

### Administrative Simplicity

- Single-point coordination for entities with multiple accounts and service locations
- Comprehensive enrollment support from initial consultation through ongoing subscription management
- Dedicated account management for multi-facility organizations

### Regulatory Compliance

- All projects operate under the approval of the Maryland Public Service Commission
- Full transparency in subscription terms and credit allocation methodology
- Compliance with all state disclosure requirements and consumer protection regulations

# Executive Summary (cont)

## Why Solar On Earth

Our specialized expertise in enrollment management and customer service means we handle every detail of the subscription process. For public entities navigating procurement requirements, budget cycles, and accountability to constituents, we provide:

- **Transparency** with clear, documented savings projections
- **Experienced guidance** through evaluation and approval processes
- **Responsive support** that respects the time constraints of public sector decision-makers
- **Long-term partnership** focused on your success and satisfaction

## Experience Serving Public Entities

Solar On Earth has extensive experience working with the unique requirements of public sector organizations. We understand the procurement processes, approval workflows, and accountability standards that govern municipal and educational institutions. Our portfolio of public sector clients in is listed later in this document and includes:

**30+ School Districts** ranging from small community unit districts to large urban systems

**80+ Municipalities** including cities, villages, and county governments

**Healthcare Facilities** serving public health missions

We are experienced in managing the complexities that public entities face, including multiple service accounts, varied rate structures, board approval processes, and public transparency requirements.

## References

### City of LaSalle, IL

Community Solar subscription for 25 municipal accounts totaling over 5,700,000 kWh. Ameren

John Duncan, [j.duncan@lasalle-il.gov](mailto:j.duncan@lasalle-il.gov)

### Bear Larkin, Inc.

Community Solar subscription for 35 franchise accounts totaling over 13,500,000 kWh. Ameren/ComEd

David Bear, [davidbear@bfrmcd.com](mailto:davidbear@bfrmcd.com)

### City of Marion, IL

Community Solar subscription for 47 municipal accounts totaling over 21,500,000 kWh. Ameren

Cody Moake, [cmoake@cityofmarionil.gov](mailto:cmoake@cityofmarionil.gov)

# Executive Summary (Partner)

## Solar On Earth Partner (Pivot)

Solar On Earth represents Community Solar projects developed by Pivot Energy, Inc., a Certified B Corporation; projects are managed through SunCentral, LLC, Pivot's software solution. Pivot is a leader in responsible solar development with 15 years of experience delivering benefits at the community level. They have been recognized with numerous industry awards and in 2024 announced a 5-year agreement with Microsoft Corporation to develop substantial community-scale projects in 20 states, including Maryland (see article on page 6 of this document).

In alignment with Solar On Earth's commitment to equitable clean energy transition and in partnership with Pivot, we are dedicated to providing local economic benefit through project management and operations. Pivot Energy is committed to initiatives that develop workforce pathways into the solar industry, ensuring local residents have the training and opportunity for jobs during project construction and the 20-year Operations & Maintenance phase. We prioritize engaging with local stakeholders to identify and support programs that strengthen the regional workforce and promote education related to the clean energy sector.

## Summary of Terms

- **Upfront Cost:** \$0
- **On-Site Installation:** None
- **Discount on Community Solar Credits:** 10%
- **Term:** 10 Years, Auto Renew 5 Years
- **Cancellation:** 180 Day Notice, No Fee
- **Service Classification:** Maryland Commercial

Solar On Earth transforms Community Solar from a complex renewable energy transaction into a budget solution that aligns with the fiscal and environmental responsibilities of public service.

# Fiscal Sustainability

## Pivot Energy Collaborates with Microsoft to Develop Up to 500 MWac of Community-Scale Solar Projects that Will Deliver Significant Benefits to Local Communities

August 8, 2024 - PRNewswire

DENVER -- Leading national renewable energy provider Pivot Energy, announced today a 5-year framework agreement with Microsoft to develop up to 500 megawatts (MWac) of community-scale solar energy projects across the United States between 2025 and 2029. This significant, impact-driven collaboration supports both Pivot's and Microsoft's commitment to maximize the environmental and social benefits of the renewable energy transition at the local level.

The agreement represents Pivot's largest Renewable Energy Credit (REC) agreement and most significant community impact collaboration. This also marks Microsoft's first major distributed generation portfolio and, by matching customer electricity usage with new renewable electricity generation, supports the company's goal of reducing its Scope 3 emissions by more than half by 2030.

The agreement will enable Pivot to develop approximately 150 U.S. solar projects in roughly 100 communities across 20 states, including Colorado, Maryland, Illinois, Delaware, Pennsylvania, and Ohio. Microsoft will purchase the project RECs for a 20-year term. The first projects are expected to come online before the end of 2024.

This collaboration takes Pivot's community impact commitment to a new level, with each solar project including significant community benefits. The agreement outlines four overarching community-centric initiatives that Pivot will prioritize: 1) increasing the diversity of its subcontractors, 2) partnering with workforce development organizations and subcontractors to train and hire local diverse talent, 3) partnering with Sustain Our Future Foundation to invest in equitable community initiatives, and, 4) increasing the energy bill savings of the community solar projects directed to low-income subscribers.



"An economy fueled by clean, distributed energy can do more than provide power at low cost; it drives growth and success in communities across the nation. This collaboration between Pivot Energy and Microsoft exemplifies the power and impact that distributed generation can have," said Tom Hunt, CEO of Pivot Energy. "Pivot Energy is proud of our industry-leading role in developing solar projects that benefit local communities. We are honored to collaborate with Microsoft to provide purpose-driven solar energy"

"We believe the clean energy transition can and should benefit communities across the United States that have been historically excluded from economic opportunity," said Adrian Anderson, GM, Renewables, Carbon Free Energy, CDR, Microsoft. "Through our work with Pivot Energy and with its commitments to driving community impact, this collaboration helps to build more inclusive, local economic growth across 100 communities while addressing the sustainability needs and opportunities within those communities."

Over 20 years, the 500 MWac will produce more than 1 billion kilowatt hours of electricity annually, which is enough energy to power approximately 90,000 homes a year. This is equivalent to removing approximately 165,000 gas-powered passenger vehicles off the road each year.

source: prnewswire.com

# Corporate Responsibility

Our Mission: To promote clean energy alternatives through education, accessibility, and a positive customer experience focused on community engagement and investment for all.

Solar On Earth is a specialized service provider dedicated to simplifying and enhancing enrollment in Community Solar projects. With over a decade of experience, we bridge the gap between solar developers and energy consumers, offering streamlined solutions that make sustainable energy accessible and practical.

Established in 2015 and with offices in Massachusetts and Illinois, Solar On Earth has successfully navigated Community Solar initiatives across 12 states, from Maine to Hawaii. Our experience includes an extensive range of client profiles, from sophisticated investment-grade operations requiring meticulous handling of financial data to residential clients in low- to moderate-income households. Our dedicated staff is experienced in the intricacies of municipalities, franchises, public schools, and other entities with complex energy needs, while maintaining consistent, personal attention for every client.

Beyond our professional mission, Solar On Earth is pledged to give back to the communities we serve. Contributing time and resources to our communities is a core value for Solar On Earth. We have monthly commitments for volunteerism and routinely seek out ways to support organizations making a difference and helping those less fortunate.



**ACCREDITED BUSINESS**

**A+ Rating**

**Business Incorporated:**  
11/9/2015

**BBB File Opened:**  
7/29/2021



Chadwick, IL - 4.6 ★★★★★

Acton, MA - 4.7 ★★★★★



YMCA Healthy Kids Day

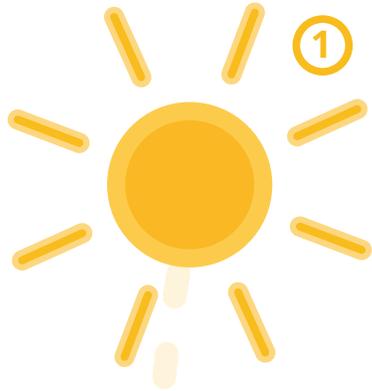
Household Goods, Inc

Earth Day Clean-Up Crew

Holiday Gift Drive

Food Pantry Support

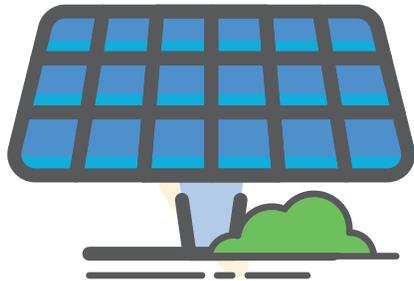
# Community Solar



**1 The Sun**  
Clean solar energy is available every day, even when it's cloudy.



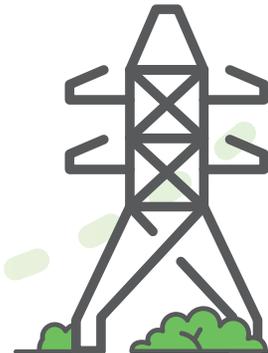
**Solar Energy**



**2 Solar Farms**  
Capture sunlight and convert it into lowcost, renewable electricity



**Renewable Energy**



**3 Utility Company**  
Transfers electricity from solar farms into the power grid

## How It Works

**4 Homes and Local Businesses**

Receive financial savings and reduce carbon emissions



**Energy Credits**

Subscriber's utility bills are credited with the electricity created by their share of the solar farm





Community Solar Dollar Credits are applied directly to your Ameren invoice, reducing your overall cost to the utility.

# Sample BGE Bill

**Total Cost Breakdown:**

Total before Community Solar	\$5,187.32
Community Solar Credits Applied	\$5,012.50
Cost of Community Solar Credits	\$4,511.25
Total electric with Community Solar	\$4,686.07
<b>Community Solar Savings</b>	<b>\$501.25</b>

# Community Solar Savings

Customer Annual Usage		<b>3,435,789</b>
Solar Offset Percentage	90%	<b>3,092,211</b>
Output Yield (kWh/kW)		1,350
Current ABC Value (\$/kWh)		<b>\$0.190</b>
Annual Utility Rate Escalator - Low Case		0.5%
Annual Utility Rate Escalator - High Case		4.0%
Annual Output Degradation		0.50%
ABC Rate Discount		<b>25.0%</b>
Customer System Size		2290.53

# of Accounts	~544
All-in-Rate	0.190
Est. Annual Spend	\$652,800



**Estimated Savings\* - 25%**  
(Based on 544 units @ \$1,200ea. annual spend)

Operating Year	Annual System Output (kWh)	Utility ABC Value Low (\$/kWh)	Utility ABC Value High (\$/kWh)	Solar ABC Purchase Rate Low (\$/kWh)	Solar ABC Purchase Rate High (\$/kWh)	Total Estimated Savings Low (\$)	Total Estimated Savings High (\$)	Cumulative Savings Low (\$)	Cumulative Savings High (\$)
1	3,092,211	\$0.190	\$0.190	\$0.143	\$0.143	\$146,880	\$146,880	\$146,880	\$146,880
2	3,076,749	\$0.191	\$0.198	\$0.143	\$0.148	\$146,876	\$151,991	\$293,756	\$298,871
3	3,061,366	\$0.192	\$0.206	\$0.144	\$0.154	\$146,873	\$157,281	\$440,629	\$456,152
4	3,046,059	\$0.193	\$0.214	\$0.145	\$0.160	\$146,869	\$162,754	\$587,498	\$618,906
5	3,030,829	\$0.194	\$0.222	\$0.145	\$0.167	\$146,865	\$168,418	\$734,363	\$787,324
6	3,015,674	\$0.195	\$0.231	\$0.146	\$0.173	\$146,862	\$174,279	\$881,225	\$961,603
7	3,000,596	\$0.196	\$0.240	\$0.147	\$0.180	\$146,858	\$180,344	\$1,028,083	\$1,141,947
8	2,985,593	\$0.197	\$0.250	\$0.148	\$0.188	\$146,854	\$186,620	\$1,174,937	\$1,328,567
9	2,970,665	\$0.198	\$0.260	\$0.148	\$0.195	\$146,851	\$193,114	\$1,321,788	\$1,521,681
10	2,955,812	\$0.199	\$0.270	\$0.149	\$0.203	\$146,847	\$199,834	\$1,468,635	\$1,721,515
11	2,941,033	\$0.200	\$0.281	\$0.150	\$0.211	\$146,843	\$206,789	\$1,615,478	\$1,928,304
12	2,926,328	\$0.201	\$0.292	\$0.151	\$0.219	\$146,840	\$213,985	\$1,762,318	\$2,142,289
13	2,911,696	\$0.202	\$0.304	\$0.151	\$0.228	\$146,836	\$221,432	\$1,909,154	\$2,363,721
14	2,897,137	\$0.203	\$0.316	\$0.152	\$0.237	\$146,832	\$229,137	\$2,055,986	\$2,592,858
15	2,882,652	\$0.204	\$0.329	\$0.153	\$0.247	\$146,829	\$237,111	\$2,202,814	\$2,829,970
16	2,868,239	\$0.205	\$0.342	\$0.154	\$0.257	\$146,825	\$245,363	\$2,349,639	\$3,075,332
17	2,853,897	\$0.206	\$0.356	\$0.154	\$0.267	\$146,821	\$253,902	\$2,496,461	\$3,329,234
18	2,839,628	\$0.207	\$0.370	\$0.155	\$0.278	\$146,818	\$262,737	\$2,643,278	\$3,591,971
19	2,825,430	\$0.208	\$0.385	\$0.156	\$0.289	\$146,814	\$271,881	\$2,790,092	\$3,863,852
20	2,811,303	\$0.209	\$0.400	\$0.157	\$0.300	\$146,810	\$281,342	\$2,936,902	\$4,145,194
<b>20 Year Total</b>	<b>58,992,895</b>					<b>\$2,936,902</b>	<b>\$4,145,194</b>		

**4,719,432**  
Pounds of CO<sub>2</sub>  
Reduced per year<sup>1</sup>

**102,596**  
Equivalent  
Trees per year<sup>2</sup>

**472**  
Cars Off the  
Road per year<sup>3</sup>

\*Savings estimation based on electricity rates for similar clients using Small or Medium Load Delivery Service; more accurate estimations require access to utility invoices.

<sup>1</sup>Every kWh of solar energy reduces CO<sub>2</sub> emissions by 1.6 lbs. 1 metric ton = 2204.6 lbs. <sup>2</sup>One tree reduces CO<sub>2</sub> emissions by 46 lbs. A managed forest in North America has between 100-200 trees per acre. <sup>3</sup>A typical gas-powered passenger vehicle emits about 4.6 metric tons of CO<sub>2</sub> per year.

# Projected Savings Estimate

Your Projected Savings Estimate is based on all eligible accounts and an annual usage of 3,435,789 kWh. Using the average regional rates, we estimate this usage results in an annual spend of \$652,800.



First Year Estimated Savings	\$146,880
Average Annual Savings (low)	\$146,845
Average Annual Savings (high)	\$207,260
Total 20-year Savings (low)	\$2,936,902
Total 20-year Savings (high)	\$4,145,194

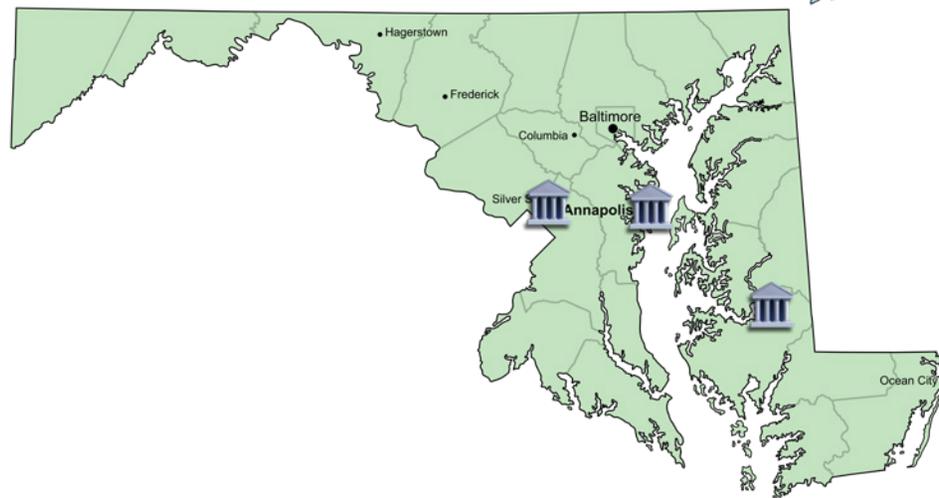
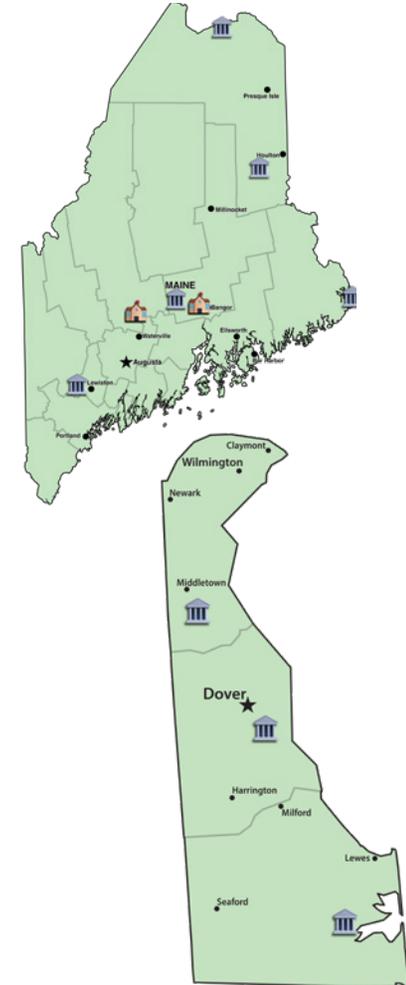
 **4,719,432**  
Pounds of CO<sub>2</sub>  
Reduced per  
year<sup>1</sup>

 **102,596**  
Equivalent  
Trees per year<sup>2</sup>

 **472**  
Cars Off the  
Road per year<sup>3</sup>

<sup>1</sup>Every kWh of solar energy reduces CO<sub>2</sub> emissions by 1.6 lbs. 1 metric ton = 2204.6 lbs. <sup>2</sup>One tree reduces CO<sub>2</sub> emissions by 46 lbs. A managed forest in North America has between 100-200 trees per acre. <sup>3</sup>A typical gas-powered passenger vehicle emits about 4.6 metric tons of CO<sub>2</sub> per year.

# Solar On Earth Public Sector Clients



Solar On Earth has helped thousands of electricity customers save money, and reduce CO<sub>2</sub> emissions through Community Solar. Including:

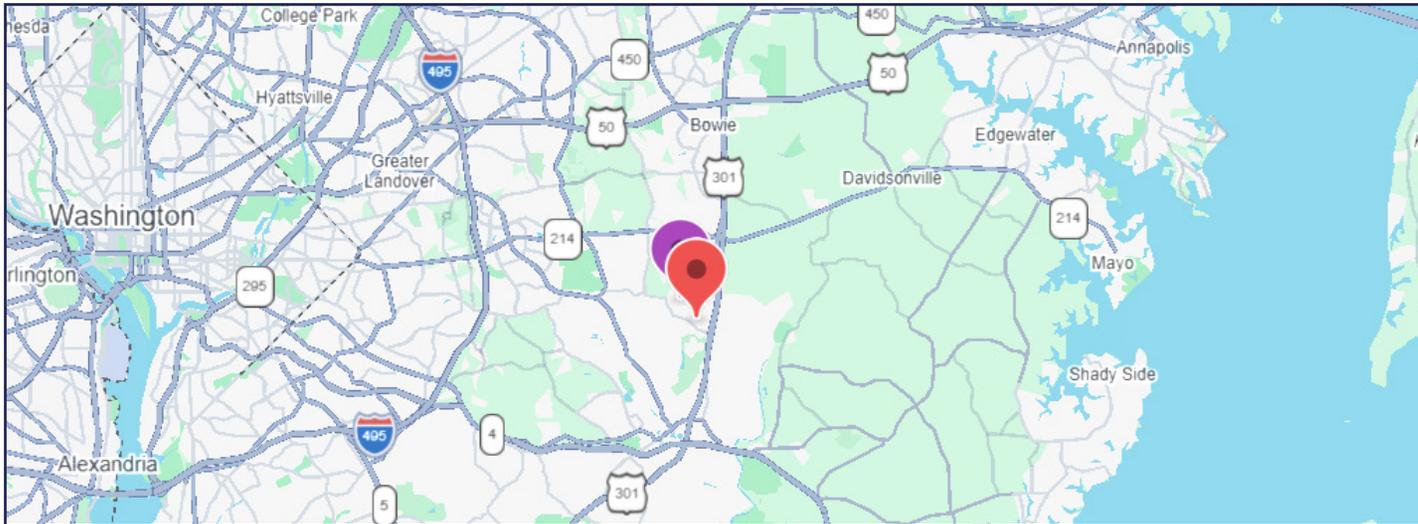


30+ K-12 Schools and School Districts



80+ Cities, Towns and Villages

# Location of Community Solar Projects



## BGE - Prince George's County

MDD106-NCP BLDG 1-Manekin  
1601 Logistics Lane, Upper Marlboro MD  
COD: 7/2026 Capacity: 3,237 LMI: 971



## BGE - Prince George's County

NCBP One LLC  
1601 Logistics Lane, Upper Marlboro MD  
COD: 4/2026 Capacity: 3,236 LMI: 971

## Co-branded Marketing



**SOLAR  N EARTH<sup>®</sup>**

This building is powered by a Maryland State solar farm,  
reducing hundreds of thousands of pounds of CO<sub>2</sub>.

**haca**  
Housing Authority of the City of Annapolis

**(844) SOL-CLUB**    [WWW.SOLARONEARTH.COM](http://WWW.SOLARONEARTH.COM)

**Let people know you support renewable energy!**

# Over 100,000 metric tons of CO<sub>2</sub> reduced each year since 2021

Make a profound impact on your  
financial gains, and the environment



## **5 million trees**

Each year, enough  
carbon is saved to equal  
the carbon processed  
by 5 million trees



## **25,000 lives**

Reducing pollutants can  
prevent unnecessary  
health care costs and save  
more than 25,000 lives



## **\$275 million**

Over the contract term, our  
customers will save over  
\$275 million

## Solar On Earth Contact Info

Solar On Earth (SOE) was formed in 2015 by seasoned solar veterans who were on the forefront in recognizing the opportunity Community Solar offered. Over the past decade, we have expanded our presence to over a dozen states from Maine to Hawaii. We've helped homeowners and renters to large manufacturers and municipalities benefit from Community Solar subscriptions from the top solar developers in the country. Connect with us online, in person, or over the phone. Together, we can transform your access to clean energy.

### Social Media



**solaronearth**

facebook.com/solaronearth



**solaronearth**

instagram.com/solaronearth



**solar-on-earth**

www.linkedin.com/company/solar-on-earth

321 Billerica Road, Suite 100, Chelmsford, MA 01824

701 Calvert Ave., Chadwick, IL 61014

**www.solaronearth.com**

## Resolutions

- Resolution No. FIN 02242026-01 – Authorizing the Housing Authority of the City of Annapolis (HACA) to replace furnace at 930 President St. Apt S3

## HOUSING AUTHORITY OF THE CITY OF ANNAPOLIS Consolidated Financial Summary

### PROPERTY SUMMARY REPORT

<b>MONTH ENDING</b>	January 31, 2026	<b>Funding Source</b>	Federal & Non Federal
<b>PROJECT</b>	N/A	<b>State Agency</b>	N/A
<b>PROPERTY CODE</b>	.hcvprop^.phprop^.youth^gross14^pcdbg18^pcentral^pcfpg15^pcfpg24^pcfpg23^pcfpg18^pcfpg19^pcfpg20^pcfpg21^pcong^pfss^panngdn^pccober^pncocober^pnt20^pobery3^pblum^pfssfor^pcnp^pcannap^pcounty^pyout	<b>Partnership</b>	N/A
<b>LOCATION</b>	Annapolis, Md	<b>Financing</b>	N/A
		<b>Type of Property</b>	Entity Wide

### SUPPLEMENTAL DATA

<u>CASH/RESERVE A/C's</u>	<u>PRIOR MONTH BALANCE</u>	<u>DEPOSITS &amp; INTEREST</u>	<u>WITHDRAWALS</u>	<u>ENDING BALANCE</u>
Cash Operating	357,996	-	(540,273)	(78,667)
Cash Restricted-Security Deposits	7,575	0	(245)	7,331
Cash Restricted-HAP	142,238	601,809	(847,657)	(103,610)
<b>TOTAL</b>	<b>\$ 507,809</b>	<b>\$ 601,809</b>	<b>\$ (1,388,175)</b>	<b>\$ (174,947)</b>

<u>MORTGAGE/DEBT SERVICE</u>	<u>YTD INT PAID</u>	<u>YTD PRIN PAID</u>	<u>PRINCIPAL BALANCE</u>
	N/A	N/A	N/A

<u>OTHER SIGNIFICANT ACCOUNTS</u>	<u>PRIOR BALANCE</u>	<u>CHARGES</u>	<u>PAYMENTS</u>	<u>ENDING BALANCE</u>
Resident Receivables, Net	290,762	1,843,446	(1,526,636)	607,571
Accounts Payable	(677,541)	358,875	-	(318,666)
Tenant Rental Income	-	-	1,126,446	1,126,446
HUD Revenue	565,298	-	9,683,733	10,249,032

### OCCUPANCY SUMMARY

<u>Unit Type</u>	<u>Total Units Available</u>	<u>Vacancies</u>	<u>Total Units Occupied</u>	<u>Percent Occupancy</u>
Efficiency	-	-	-	N/A
1-bedroom	101	10	91	90%
2-bedroom	239	38	201	84%
3-bedroom	168	33	135	80%
4-bedroom	32	2	30	94%
5-bedroom	4	1	3	75%
<b>Total PUBLIC HOUSING RESIDENTIAL</b>	<b>544</b>	<b>84</b>	<b>460</b>	<b>85%</b>
<u>Unit Type</u>	<u>UMA</u>	<u>UML</u>	<u>Percent Occupancy</u>	
# of Vouchers	1,590	1,205	75.8%	

# HOUSING AUTHORITY OF THE CITY OF ANNAPOLIS

## Central Office Cost Center

### PROPERTY SUMMARY REPORT

<b>MONTH ENDING</b>	January 31, 2026	<b>Funding Source</b>	Fee Revenue & Development Income
<b>PROJECT</b>	Central Office	<b>State Agency</b>	N/A
<b>PROPERTY CODE</b>	pcentral	<b>Partnership</b>	N/A
<b>LOCATION</b>	Annapolis, Md	<b>Financing</b>	N/A
		<b>Type of Property</b>	Main Office

### ACTIVITY YEAR TO DATE

	<u>YTD BUDGET</u>	<u>YTD ACTUAL</u>	<u>YTD VARIANCE</u>
<b><u>OPERATING INCOME</u></b>	\$ 927,333	\$ 361,676	\$ (565,658)
<b><u>OPERATING EXPENSES</u></b>	\$ 927,333	\$ 797,327	\$ (130,006)
<b><u>NET OPERATING INCOME</u></b>	\$ -	\$ (435,651)	\$ (435,651)

### SUPPLEMENTAL DATA

<u>CASH/RESERVE A/C's</u>	<u>PRIOR BALANCE</u>	<u>DEPOSITS &amp; INTEREST</u>	<u>WITHDRAWALS</u>	<u>ENDING BALANCE</u>
Cash Operating	\$ (116,760)	612,587	(1,285,347)	\$ (789,520)
Cash Restricted-Security Deposits	\$ -	\$ -	\$ -	\$ -
Cash Restricted-FSS Escrow	\$ -	\$ -	\$ -	\$ -
Cash Restricted-HAP	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>	<b>\$ (116,760)</b>	<b>\$ 612,587</b>	<b>\$ (1,285,347)</b>	<b>\$ (789,520)</b>
<b>TOTAL NET OF INTERFUND</b>	<b>\$ 216,695</b>	<b>\$ 850,843</b>	<b>\$ (1,285,347)</b>	<b>\$ (217,809)</b>

<u>MORTGAGE/DEBT SERVICE</u>	<u>YTD INT PAID</u>	<u>YTD PRIN PAID</u>	<u>PRINCIPAL BALANCE</u>
	N/A	N/A	N/A

<u>OTHER SIGNIFICANT ACCOUNTS</u>	<u>PRIOR BALANCE</u>	<u>CHARGES</u>	<u>PAYMENTS</u>	<u>ENDING BALANCE</u>
Interprogram due from other programs	\$ 333,455	\$ 238,256		\$ 571,711
Admin Fee Income	\$ -		\$ -	\$ -

# HOUSING AUTHORITY OF THE CITY OF ANNAPOLIS

## Housing Choice Voucher Program

### PROPERTY SUMMARY REPORT

<b>MONTH ENDING</b>	January 31, 2026	<b>Funding Source</b>	Federal - Section 8 Program
<b>PROJECT</b>	HCVP	<b>State Agency</b>	N/A
<b>PROPERTY CODE</b>	.hcvprop	<b>Partnership</b>	N/A
<b>LOCATION</b>	Annapolis, Md	<b>Financing</b>	N/A
		<b>Type of Property</b>	Private LandLord

### ACTIVITY YEAR TO DATE

	<u>YTD BUDGET</u>	<u>YTD ACTUAL</u>	<u>YTD VARIANCE</u>
<b>OPERATING INCOME</b>	\$ 4,861,981	\$ 7,264,841	\$ 2,402,860
<b>OPERATING EXPENSES</b>	\$ 6,592,349	\$ 6,640,324	\$ 47,975
<b>NET OPERATING INCOME</b>	\$ (1,730,368)	\$ 624,517	\$ 2,354,885

### SUPPLEMENTAL DATA

<u>CASH/RESERVE A/C's</u>	<u>PRIOR BALANCE</u>	<u>DEPOSITS &amp; INTEREST</u>	<u>WITHDRAWALS</u>	<u>ENDING BALANCE</u>
Cash Operating	\$ 558,545	\$ 2,170,650	\$ (2,059,718)	\$ 669,478
Cash Restricted-Security Deposits	\$ -	\$ -		\$ -
Cash Restricted-FSS Escrow	\$ -	\$ -	\$ -	\$ -
Cash Restricted-HAP	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>	<b>\$ 558,545</b>	<b>\$ 2,170,650</b>	<b>\$ (2,059,718)</b>	<b>\$ 669,478</b>

<u>MORTGAGE/DEBT SERVICE</u>	<u>YTD INT PAID</u>	<u>YTD PRIN PAID</u>	<u>PRINCIPAL BALANCE</u>
	N/A	N/A	N/A

<u>OTHER SIGNIFICANT ACCOUNTS</u>	<u>PRIOR BALANCE</u>	<u>CHARGES</u>	<u>PAYMENTS</u>	<u>ENDING BALANCE</u>
HAP Subsidy Receivable	\$ 109,406	\$ -	\$ -	\$ 109,406
Admin Fee Income	\$ 481,336	\$ -	\$ 92,838	\$ 574,174
HAP Subsidy	\$ 5,773,311		\$ 913,079	\$ 6,686,390
HAP Expenses	\$ (5,258,439)	\$ (983,937)	\$ 156,672	\$ (6,085,704)

### OCCUPANCY SUMMARY

<u>Unit Type</u>	<u>UMA</u>	<u>UML</u>	<u>Percent Occupancy</u>
# of Vouchers	882	748	84.8%

# HOUSING AUTHORITY OF THE CITY OF ANNAPOLIS

## Family Self Sufficiency Program

### PROPERTY SUMMARY REPORT

<b>MONTH ENDING</b>	January 31, 2026	<b>Funding Source</b>	Federal - Operating Subsidy
<b>PROJECT</b>	Public Housing & HCVP Program Participants	<b>State Agency</b>	N/A
<b>PROPERTY CODE</b>	pfss	<b>Partnership</b>	N/A
<b>LOCATION</b>	Annapolis, Md	<b>Financing</b>	N/A
		<b>Type of Property</b>	N/A

### ACTIVITY YEAR TO DATE

	<u>YTD BUDGET</u>	<u>YTD ACTUAL</u>	<u>YTD VARIANCE</u>
<b>OPERATING INCOME</b>	\$ 67,138	\$ 50,357	\$ (16,781)
<b>OPERATING EXPENSES</b>	\$ 63,649	\$ 23,990	\$ (39,659)
<b>NET OPERATING INCOME</b>	\$ 3,489	\$ 26,367	\$ 22,878

### SUPPLEMENTAL DATA

<u>CASH/RESERVE A/C's</u>	<u>PRIOR BALANCE</u>	<u>DEPOSITS &amp; INTEREST</u>	<u>WITHDRAWALS</u>	<u>ENDING BALANCE</u>
Cash Operating	\$ 1,390	\$ 60,390	\$ (67,184)	\$ (5,403)
Cash Restricted-Security Deposits	\$ -	\$ -	\$ -	\$ -
Cash Restricted-FSS Escrow	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>	<b>\$ 1,390</b>	<b>\$ 60,390</b>	<b>\$ (67,184)</b>	<b>\$ (5,403)</b>

<u>MORTGAGE/DEBT SERVICE</u>	<u>YTD INT PAID</u>	<u>YTD PRIN PAID</u>	<u>PRINCIPAL BALANCE</u>
	N/A	N/A	N/A

<u>OTHER SIGNIFICANT ACCOUNTS</u>	<u>PRIOR BALANCE</u>	<u>CHARGES</u>	<u>PAYMENTS</u>	<u>ENDING BALANCE</u>
FSS Escrow Liability	\$ -	\$ 27,243.59	\$ -	\$ 27,244
Project Payables	\$ 5,917.12	\$ (40,883.09)	\$ 34,965.97	\$ -
Tenant Rental Income	\$ -	\$ -	\$ -	\$ -
Operating Subsidy Revenue	\$ -	\$ (10,033.16)	\$ 60,390.16	\$ 50,357

### OCCUPANCY SUMMARY

<u>Unit Type</u>	<u>Total Units Available</u>	<u>Vacancies</u>	<u>Total Units Occupied</u>	<u>Percent Occupancy</u>
1-bedroom	-	-	-	0%
2-bedroom	-	-	-	0%
3-bedroom	-	-	-	0%
4-bedroom	-	-	-	0%
<b>Total RESIDENTIAL</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0%</b>

# ROSS Grant

## PROPERTY SUMMARY REPORT

<b>MONTH ENDING</b>	January 31, 2026	<b>Funding Source</b>	Federal - Operating Subsidy
<b>PROJECT</b>	Ross	<b>State Agency</b>	N/A
<b>PROPERTY CODE</b>	pross14	<b>Partnership</b>	N/A
<b>LOCATION</b>	Annapolis, Md	<b>Financing</b>	N/A
		<b>Type of Property</b>	N/A

## ACTIVITY YEAR TO DATE

<u>OPERATING INCOME</u>	<u>YTD BUDGET</u>	<u>YTD ACTUAL</u>	<u>YTD VARIANCE</u>
	\$ 73,386	\$ 73,421	\$ 35
<u>OPERATING EXPENSES</u>	\$ 59,092	\$ 52,192	\$ (6,900)
<u>NET OPERATING INCOME</u>	\$ 14,294	\$ 21,229	\$ 6,935

## SUPPLEMENTAL DATA

<u>CASH/RESERVE A/C's</u>	<u>PRIOR BALANCE</u>	<u>DEPOSITS &amp; INTEREST</u>	<u>WITHDRAWALS</u>	<u>ENDING BALANCE</u>
Cash Operating	\$ (24,210)	\$ 85,626	\$ (64,397)	\$ (2,981)
Cash Restricted-Security Deposits	\$ -	\$ -	\$ -	\$ -
Cash Restricted-FSS Escrow	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>	<b>\$ (24,210)</b>	<b>\$ 85,626</b>	<b>\$ (64,397)</b>	<b>\$ (2,981)</b>

<u>MORTGAGE/DEBT SERVICE</u>	<u>YTD INT PAID</u>	<u>YTD PRIN PAID</u>	<u>PRINCIPAL BALANCE</u>
	N/A	N/A	N/A

<u>OTHER SIGNIFICANT ACCOUNTS</u>	<u>PRIOR BALANCE</u>	<u>CHARGES</u>	<u>PAYMENTS</u>	<u>ENDING BALANCE</u>
Subsidy Receivables	\$ 38,238	\$ -	\$ -	\$ 38,238
Operating Subsidy Revenue	\$ -	\$ 12,205	\$ (85,626)	\$ (73,421)

# HOUSING AUTHORITY OF THE CITY OF ANNAPOLIS

## Harbor House

### PROPERTY SUMMARY REPORT

<b>MONTH ENDING</b>	January 31, 2026	<b>Funding Source</b>	Federal - Operating Subsidy
<b>PROJECT</b>	Harbor House	<b>State Agency</b>	N/A
<b>PROPERTY CODE</b>	phh	<b>Partnership</b>	N/A
<b>LOCATION</b>	Annapolis, Md	<b>Financing</b>	N/A
		<b>Type of Property</b>	Public Housing



### ACTIVITY YEAR TO DATE

	<u>YTD BUDGET</u>	<u>YTD ACTUAL</u>	<u>YTD VARIANCE</u>
<b>OPERATING INCOME</b>	\$ 1,782,149	\$ 1,287,607	\$ (494,542)
<b>OPERATING EXPENSES</b>	\$ 1,515,876	\$ 1,391,433	\$ (124,444)
<b>NET OPERATING INCOME</b>	\$ 266,273	\$ (103,826)	\$ (370,098)

*\*Note budget for EPT & HH was not separated by AMP. Combined reports provided for budget to actual. 75% budget used for EPT*

### SUPPLEMENTAL DATA

<u>CASH/RESERVE A/C's</u>		<u>PRIOR BALANCE</u>	<u>DEPOSITS &amp; INTEREST</u>		<u>WITHDRAWALS</u>	<u>ENDING BALANCE</u>
	Cash Operating	\$ 350,268	\$ 1,489,013	\$ (1,689,264)	\$ 150,017	
	Cash Restricted-Security Deposits	\$ -	\$ -	\$ -	\$ -	
	Cash Restricted-FSS Escrow	\$ -	\$ -	\$ -	\$ -	
	<b>TOTAL</b>	<b>\$ 350,268</b>	<b>\$ 1,489,013</b>	<b>\$ (1,689,264)</b>	<b>\$ 150,017</b>	

<u>MORTGAGE/DEBT SERVICE</u>	<u>YTD INT PAID</u>	<u>YTD PRIN PAID</u>	<u>PRINCIPAL BALANCE</u>
	N/A	N/A	N/A

<u>OTHER SIGNIFICANT ACCOUNTS</u>	<u>PRIOR BALANCE</u>	<u>CHARGES</u>	<u>PAYMENTS</u>	<u>ENDING BALANCE</u>
Resident Receivables, Net	\$ 100,728	\$ 662,299	\$ (532,404)	\$ 230,624
Project Payables	\$ 134,882	\$ (919,082)	\$ 850,153	\$ 65,954
Tenant Rental Income	\$ -	\$ (100,790)	\$ 563,793	\$ 463,002
Operating Subsidy Revenue	\$ -	\$ (102,829)	\$ 908,456	\$ 805,627

### OCCUPANCY SUMMARY

<u>Unit Type</u>	<u>Income Producing Units</u>	<u>Vacancies</u>	<u>Total Units Occupied</u>	<u>Percent Occupancy</u>
1-bedroom	69	9	60	87%
2-bedroom	188	38	150	80%
3-bedroom	15	6	9	60%
4-bedroom	0	0	0	N/A
5-bedroom	0	0	0	N/A
<b>Total RESIDENTIAL</b>	<b>272</b>	<b>57</b>	<b>219</b>	<b>76%</b>

# HOUSING AUTHORITY OF THE CITY OF ANNAPOLIS

## Robinwood

### PROPERTY SUMMARY REPORT

<b>MONTH ENDING</b>	January 31, 2026	<b>Funding Source</b>	Federal - Operating Subsidy
<b>PROJECT</b>	Robinwood	<b>State Agency</b>	N/A
<b>PROPERTY CODE</b>	prw	<b>Partnership</b>	N/A
<b>LOCATION</b>	Annapolis, Md	<b>Financing</b>	N/A
		<b>Type of Property</b>	Public Housing



### ACTIVITY YEAR TO DATE

	<u>YTD BUDGET</u>	<u>YTD ACTUAL</u>	<u>YTD VARIANCE</u>
<b>OPERATING INCOME</b>	\$ 997,691	\$ 883,271	\$ (114,420)
<b>OPERATING EXPENSES</b>	\$ 987,179	\$ 821,000	\$ (166,179)
<b>NET OPERATING INCOME</b>	\$ 10,512	\$ 62,270	\$ 51,759

### SUPPLEMENTAL DATA

<u>CASH/RESERVE A/C's</u>	<u>PRIOR BALANCE</u>	<u>DEPOSITS &amp; INTEREST</u>	<u>WITHDRAWALS</u>	<u>ENDING BALANCE</u>
Cash Operating	\$ (24,897)	\$ 1,126,918	\$ (1,191,959)	\$ (89,938)
Cash Restricted-Security Deposits	\$ -	\$ -	\$ -	\$ -
Cash Restricted-FSS Escrow	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>	<b>\$ (24,897)</b>	<b>\$ 1,126,918</b>	<b>\$ (1,191,959)</b>	<b>\$ (89,938)</b>

<u>MORTGAGE/DEBT SERVICE</u>	<u>YTD INT PAID</u>	<u>YTD PRIN PAID</u>	<u>PRINCIPAL BALANCE</u>
	N/A	N/A	N/A

<u>OTHER SIGNIFICANT ACCOUNTS</u>	<u>PRIOR BALANCE</u>	<u>CHARGES</u>	<u>PAYMENTS</u>	<u>ENDING BALANCE</u>
Resident Receivables, Net	\$ 103,557			\$ 103,557
Project Payables	\$ -	\$ 636,134	\$ (568,865)	\$ 67,269
Tenant Rental Income	\$ -	\$ (150,862)	\$ 527,231	\$ 376,369
Operating Subsidy Revenue	\$ -	\$ (57,009)	\$ 554,245	\$ 497,236

### OCCUPANCY SUMMARY

<u>Unit Type</u>	<u>Total Units Available</u>	<u>Vacancies</u>	<u>Total Units Occupied</u>	<u>Percent Occupancy</u>
1-bedroom	0	0	0	N/A
2-bedroom	0	0	0	N/A
3-bedroom	124	23	101	81%
4-bedroom	21	0	21	100%
5-bedroom	4	1	3	75%
<b>Total RESIDENTIAL</b>	<b>149</b>	<b>24</b>	<b>125</b>	<b>85%</b>

## HOUSING AUTHORITY OF THE CITY OF ANNAPOLIS Bloomsbury Square

### PROPERTY SUMMARY REPORT

<b>MONTH ENDING</b>	January 31, 2026	<b>Funding Source</b>	Federal - Operating Subsidy
<b>PROJECT</b>	Bloomsbury Square	<b>State Agency</b>	N/A
<b>PROPERTY CODE</b>	pbbsq	<b>Partnership</b>	N/A
<b>LOCATION</b>	Annapolis, Md	<b>Financing</b>	N/A
		<b>Type of Property</b>	Public Housing



### ACTIVITY YEAR TO DATE

	<u>YTD BUDGET</u>		<u>YTD ACTUAL</u>		<u>YTD VARIANCE</u>
<b>OPERATING INCOME</b>	\$ 334,623	\$	256,483	\$	(78,140)
<b>OPERATING EXPENSES</b>	\$ 264,366	\$	282,848	\$	18,482
<b>NET OPERATING INCOME</b>	\$ 70,257	\$	(26,365)	\$	(96,622)

### SUPPLEMENTAL DATA

<u>CASH/RESERVE A/C's</u>		<u>PRIOR BALANCE</u>		<u>DEPOSITS &amp; INTEREST</u>		<u>WITHDRAWALS</u>		<u>ENDING BALANCE</u>
Cash Operating	\$	52,936.50	\$	303,493.18	\$	(338,390.69)	\$	18,038.99
Cash Restricted-Security Deposits	\$	7,575.17	\$	0.42	\$	(245.00)	\$	7,330.59
Cash Restricted-FSS Escrow	\$	-	\$	-	\$	-	\$	-
<b>TOTAL</b>	\$	<b>60,512</b>	\$	<b>303,494</b>	\$	<b>(338,636)</b>	\$	<b>25,370</b>

### MORTGAGE/DEBT SERVICE

<u>YTD INT PAID</u>	<u>YTD PRIN PAID</u>	<u>PRINCIPAL BALANCE</u>
N/A	N/A	N/A

### OTHER SIGNIFICANT ACCOUNTS

	<u>PRIOR BALANCE</u>		<u>CHARGES</u>		<u>PAYMENTS</u>		<u>ENDING BALANCE</u>
Resident Receivables, Net	\$ 16,518	\$	197,984	\$	(186,064)	\$	28,438
Project Payables	\$ 40,007	\$	(201,865)	\$	178,991	\$	17,134
Tenant Rental Income	\$ -	\$	(23,482)	\$	172,142	\$	148,660
Operating Subsidy Revenue	\$ -	\$	(13,679)	\$	120,895	\$	107,216

### OCCUPANCY SUMMARY

<u>Unit Type</u>	<u>Total Units Available</u>		<u>Vacancies</u>		<u>Total Units Occupied</u>		<u>Percent Occupancy</u>
1-bedroom	14		0		14		100%
2-bedroom	18		0		18		100%
3-bedroom	19		0		19		100%
4-bedroom	0		0		0		N/A
<b>Total RESIDENTIAL</b>	<b>51</b>		<b>0</b>		<b>51</b>		<b>100%</b>

**Resolution**  
**of**  
**The Housing Authority of the City of Annapolis**  
**Board of Commissioners**

**Furnace Replacement**  
**Resolution No. FIN 02242026-01**

**WHEREAS**, the Housing Authority of the City of Annapolis (HACA) has an urgent need for a Furnace Replacement at 930 President St. Apt S3; and

**WHEREAS**, HACA requested quote from Northern Bay Environmental Systems, Inc for Furnace replacement; and

**WHEREAS**, Northern Bay Environmental Systems, Inc provided a quote for a sum not exceeding \$5,975.00; and

**WHEREAS**, the Executive Director seeks Board approval to award this service to Northern Bay Environmental Systems, Inc.

**NOW THEREFORE BE IT RESOLVED** by the Board of Commissioners, that the Executive Director is hereby authorized to engage the services of Northern Bay Environmental Systems, Inc for the sum of \$5,975.00, without further Board approval.

**RESOLVED** this .

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**ADOPTED** this 24 day of February, 2026.

**The undersigned Commissioners of the Housing Authority of the City of Annapolis sign below to indicate their affirmative or disapproval vote or that they are abstaining from voting.**

\_\_\_\_\_  Approved  Disapproved  Abstain  
Craig Coates, Chairman

\_\_\_\_\_  Approved  Disapproved  Abstain  
Patrick Sheridan, Vice-Chairman

\_\_\_\_\_  Approved  Disapproved  Abstain  
Aruthur Edwards, Jr., Treasurer

\_\_\_\_\_  Approved  Disapproved  Abstain  
Jacquelyn V. Wells, Secretary

\_\_\_\_\_  Approved  Disapproved  Abstain  
Kimberly Cornett, Commissioner

\_\_\_\_\_  Approved  Disapproved  Abstain  
Henrietta Webb-Herbert, Commissioner