

**HOUSING AUTHORITY OF THE CITY OF ANNAPOLIS**  
**Board of Commissioners Monthly Meeting**  
In-Person: Pip Moyer Recreation Center  
Tuesday, July 22, 2025 – 4:30 pm

Agenda

- I. Call to Order/Roll Call
- II. Approval of Minutes
  - June 24, 2025 - Open Meeting Minutes
- III. Chairman's Report – Bishop Carig Coates
- IV. Executive Director Report – Melissa Maddox-Evans
  - Finance Report – Marisa Stanley
  - Operations Report – Melissa Maddox-Evans
  - Development Report – Aseem Nigam
  - Residential Services Report – Bridget McLaughlin
- V. New Business
  - Resolution No. FIN 072225-01 Housing Development Law Institute (HDLI) Commissioners Conference 2025
  - Resolution No. FIN 072225-02 National Association Housing and Redevelopment Officials (NAHRO) 2025 Annual Conference
  - Resolution No. ADMIN 072225-01 Authorizing Change in RA & Principal Address and Certificate of Secretary
- VI. Public Comments
  - Elected Official's Comments
  - Resident Advisory Board Comments
  - Resident Council Comments
  - General Public Comments
- VII. Next Meeting Date – Tuesday, August 26, 2025 - In-person at Pip Moyer Recreation Center
- VIII. Adjourn Meeting

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

Tuesday, June 24, 2025 – 4:30 pm

**I. Call to Order**

The meeting was called to order by Chairperson Coates at 4:34 pm.

**Present:** Arthur Edwards, Jr., Bishop Craig Coates, Patrick Sheridan, Jackie Wells, Henrietta Webb-Herbert (late), Melissa Maddox-Evans

**Not present:** Kimberlee Cornett

**II. Approval of the Minutes**

**May 2025 Open Meeting**

Motion for approval by Comm'r Wells, seconded by Comm'r Edwards. Unanimous approval.

**III. Chairperson's Report (Bishop Craig Coates)**

Chairperson Coates shares his open statement, reminding people to take care of themselves in the heat. Summer tends to bring a rise in crime, so please report anything if you see something. We will be approving the HACA budget tonight, it has been approved by the Finance Committee. Noted the concern about the Federal Housing Budget cuts and their impact on us at HACA. It's important for the Annapolis community about the impacts of these cuts. On July 1<sup>st</sup>, our survey will be released.

**IV. Executive Director Report (Exec. Dir. Maddox-Evans)**

Exec. Dir. Maddox-Evans shares that we are watching funding levels for the Federal Housing budget but we won't know details until later this year. There are more questions than answers at this point. HUD is proposing that funding be pushed in a block grant form to the states and that is being met with mixed responses. We will share information as we get updates. Our redevelopment projects continue to move forward. Additionally, we are planning a Mayoral Candidate Forum on July 9<sup>th</sup>. We are glad to see that the Diversion program facilitated by Tony Strong-Pratt is going well. The impact of pushing the funding to the States are likely to result in confusion because that is not something that they are practiced in. They will have to create programs to manage the funding and will add another administrative cost to cover the State's fees. The Federal protections associated with Federal housing programs are uncertain if the State runs the programs. Historically, the Federal government has given fewer funds to the States in these kinds of situations, around a 50% cut. We have temporarily stopped issuing vouchers until the funding situation becomes clearer. If the Voucher funding is cut or reduced through being managed by the State, that might result in having to remove people from the program. It is this administration's opinion that housing assistance should be given to people that need the program and not be used for able-bodied people who can work. People should contact their representatives to get an explanation about how the housing funding is going to be funded.

**V. Finance Report (Marisa Stanley)**

Marisa Stanley started with a presentation on the proposed FY2026 Operational Budget. We expect operational revenue of \$10.57 million and operational expenditures of \$10.23 million with an operational surplus of \$340,792. Marisa Stanley went through the detailed planned revenue and expenditures for our Public Housing and Voucher programs. We have applied for shortfall funding

with HUD for our Voucher program to address a shortfall in the program. Our budget priorities are: to get to 95% occupancy in Public Housing, achieve 75%+ rent collection rate, monitor Voucher shortfall closely, continue investment in staff, expand public/private partnerships.

**VI. Operations Report (Vernell Gibson-Caudle)**

Vernell Gibson-Caudle shares that we have hired two Property Managers overseeing our four properties. We have 99 vacant units, 75% are turned, 60 are turned and licensed. There have been 19 move-ins year-to-date, 9 were done in the month of May. Overall rent collections are at 49%. We have currently filed 106 filings for current rent. We have brought on a court processor in June who has helped us add 10 more filings. The environmental reports for the Spa Road site have been returned and the developer will need to provide a draft remediation plan. The additional work might push out the ability to do construction at that site.

**VII. Development Report (Aseem Nigam)**

Aseem Nigam shares that all of our redevelopment projects are moving along well. We are expecting the 9% tax credit application for Robinwood and Bloomsbury Square to go in soon. The Harbour House and Eastport Terrace draft site plan is being worked on but we can't share that until we have a signed MOU with the developer. Blum redevelopment is about 89% complete and should be complete by the beginning of December.

**VIII. Resident Services Report (Bridget McLaughlin)**

Bridget McLaughlin shares that camp starts on Monday at Pip Moyer and kids are scheduled for 3 to 4 sessions. The pool is open with 6 pop-up registrations per site. We will have about 7 more FSS graduates this year. The MOU with the University of Maryland for the Digital Navigators will signed, we will be paying the residents \$15 to \$20 per hour for those who participate.

**IX. New Business**

Resolution No. FIN 062425-01	Monetary Increase Full-Service Work
Resolution No. FIN 062425-02	FY2026 Budget Approval Resolution
Resolution No. ADMIN 062425-03	Grievance Hearing Panel
Resolution No. FIN 062425-04	Bloomsbury Square Brick Hazard
Resolution No. FIN 062425-05	Robinwood & Bloomsbury Square CHP MOU Extension
Resolution No. ADMIN 062525-06	HACA Emergency Action Plan

**Motion:** First – Comm'r Wells; Second – Comm'r Sheridan

**Ayes:** Chairperson Coates, Comm'r Edwards, Comm'r Sheridan, Comm'r Wells, Comm'r Webb-Herbert

**X. Elected Officials' Comments:**

Senator Henson's representative introduced the summer interns who are working in Senator Henson's office. They brought information on a BGE Customer Relief program. There is a summer meals program that the schools are doing.

**XI. Resident Advisory Board Comments**

Carolyn Keene, President of the Advisory Board shares that the RAB is working on their annual Tea Party. They are preparing for Wilbourn to go through another election. Robinwood is working on their Unity Day.

**XII. Resident Council Comments**

No additional comments were given.

**XIII. Public Comments**

Donna Johnson shares Donnas Day of Hope has the board members and bylaw. Donna has been giving out snacks to children around 6pm at the pool. Donna provided an interview about the garden to a newspaper reporter and got on the front cover. Additionally, she received an unsolicited donation from a gentleman in the community for snacks for the kids.

Matthew Wallace shared updates on the Sunday Garden Club, great groups of kids attending. There is a new MOU for the space outside the gym that will be used to expand the garden program.

Mr. Phelps asked about the corporate resolution passed at the last meeting for Melissa to accept Grant Funds from the State. Mr. Phelps has two grievances, one for himself, one for another Blum resident. Mr. Phelps asked about specifics related to the grievance process. Mr. Phelps was stopped when he started making specific criminal accusations and Chairperson Coates offered to review the grievance.

Chairperson Coates mentioned that we need to investigate preventing Mr. Phelps from attending if he is going to be this disruptive.

**XIV. Next Meeting Date – July 22, 2025, In-person at Pip Moyer Recreation Center**

**XV. The meeting was adjourned at 6:15 pm.**

# The Housing Authority of the City of Annapolis



Board of Commissioners Report  
*July 22, 2025*



## 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

July 2025

Executive Director/CEO

We hosted a Mayoral Candidate Forum in partnership with the NAACP on July 9<sup>th</sup> and invited all candidates to participate. Candidate, Jared Littman agreed to participate. We had an engaging discussion and were able to hear the candidate's viewpoint on how he would address housing issues in Annapolis.

Ms. Toni-Strong Pratt completed her first Behavior Diversion Program with sixteen participants successfully completing the program. We are glad to see changes in these residents' perspective regarding lease compliance and are glad to partner with Ms. Strong-Pratt in this effort (See article enclosed).

Congress has begun deliberations on the appropriations budget, which covers our housing programs. We will know in a few weeks what the national budgets are for our programs and any local impacts.

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

### Development/Capital Projects

- Morris H. Blum residential units are slated to be completed this month.
- We are working are solidifying terms for the MOU for Eastport Terrace/Harbour House redevelopment project with Genesis.
- We held in-person and online resident meetings to discuss redevelopment and Robinwood and Bloomsbury Square.

### Operations/ Management/HCVF

- Our PIC score for the HCVF is still 87.83% and 91.05 PH % programs. Full reporting compliance is 95% for both programs.
- We are 100% licensed at Robinwood, Eastport Terrace, and Bloomsbury Square until 2026.

### Legal/Compliance

- HUD-NSPIRE Inspections are being scheduled for Robinwood in August 2025.
- I attended NAHRO and HDLI Legal Working groups to discuss legal impacts for changes spurred under this administration.

### Resident Services

- I visited Bloomsbury Square to speak with residents and obtain feedback on their community. They discussed proposed redevelopment and the GIN letters they received.



### City/County/State Partnerships

- I appeared before the City's Rules and Government Committee to provide them with an update on CNI plans for Spa Road on July 11<sup>th</sup>. I was also asked to appear before the Affordable Housing and Human Welfare Commission and the Environmental Committee.
- Attended weekly meetings with the City's Housing Affordability Specialist and Community Development Staff.
- Attended meeting with the Baltimore Metropolitan Council to discuss fair housing strategies.

## Finance Report

### June 2025 Rent Collection

By Property:

Property	Occupied	Month			Pymts Collected in June 2025 for Prior months	Pymts Collected in June 2025 for Next Months	Total Collected in June 2025
		Charges	Payments	% Collected			
Eastport	313	\$21,523	\$11,094	52%	\$759	-	\$11,854
Harbour House	313	\$65,943	\$33,760	51%	\$10,603	-	\$44,363
Robinwood	125	\$ 55,507	\$19,929	36%	\$9,437	-	\$29,366
Bloomsbury	51	\$ 22,287	\$13,223	59%	\$5,084	-	\$18,307
<b>HACA Managed Total</b>	<b>802</b>	<b>\$165,260</b>	<b>\$78,006</b>	<b>47%</b>	<b>\$25,883</b>		<b>\$103,890</b>

### June 2025 Outstanding Rent Balances and Repayment Agreements

By Property:

Property	Outstanding Rent Balances	Number of Delinquent Residents	Number of Repayment Agreements	Repayment Agreement Totals	Outstanding Rent Balances minus Repayment Agreements	Number of Delinquent Repayment Agreements	Percentage of Delinquent Repayment Agreements
Eastport Terrace	\$93,683.32	31			\$93,683.32	0	0.0%
Harbour House	\$454,952.77	107	1	\$319.63	\$454,633.14	0	0.0%
Robinwood	\$581,024.21	63	2	\$2,431.75	\$578,592.46	0	0.0%
Bloomsbury Square	\$101,203.19	18	1	\$676.45	\$100,526.74	0	0.0%
<b>Totals</b>	<b>\$1,230,863.49</b>	<b>219</b>	<b>4</b>	<b>\$3,427.83</b>	<b>\$1,227,435.66</b>	<b>0</b>	<b>0.0%</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	4	4	✓	100%	34	23	●	68%
Eastport/Harbour House	54	54	✓	100%	191	164	●	86%
Robinwood	32	32	✓	100%	114	97	●	85%
HACA Managed Total	90	90	✓	100%	339	284	●	83%

### Routine Work Orders Generated

Property	Month	Year to Date
	WO Count	WO Count
Bloomsbury Square	21	63
Eastport/Harbour House	29	167
Robinwood	50	179
HACA Managed Total	100	409

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

Property	Occupied	Vacant	Grand Total	Occupancy Rate
557	504	53	557	88%

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

Property	Move-Ins	Move – Outs	Transfers
Bloomsbury Square	0	0	0
Eastport/Harbour House	1	0	3
Robinwood	1	0	1
HACA Managed Total	2	0	4

Occupancy Rate - Agency Wide		
April	May	June
86%	96%	88%

### Current Waiting List

Public Housing	Total Number
Total	1,101
Housing Choice Voucher Program	Total Number
Total	535
Grand Total	1,636

## Operations Report – Housing Choice Voucher Program

### Tenant-Based Voucher Program

	APRIL 2025	MAY 2025	JUNE 2025
Allocated*	770	770	770
Under Contract	765	762	760
Vouchers Issued	0-Emergency Vouchers	0-Emergency Voucher	0-Emergency Voucher
Termination of Assistance	1	5	0
Portability Port Out	3	3	1
Portability Port In	0	0	0
Recertifications	37	49	61
Interims	26	37	41-Completed

\*Reflects the regular vouchers plus VASH vouchers

### Homeownership Program

	APRIL 2025	MAY 2025	JUNE 2025
Participants	1	1	1

### Veterans Affairs Supportive Housing Program (VASH)

	APRIL 2025	MAY 2025	JUNE 2025
Allocated	5	5	5
Under Lease	4	4	5
Vacant	1	1	0

### PIC Score

	APRIL 2025	MAY 2025	JUNE 2025
PIC	85.66%	82.63%	87.83%

### Additional Highlights

- Number of Re-exams processed: 77
- Number of Landlord checks (HAP) processed: 760
- Landlord Checks (HAP) Issued Total: \$914,342
- Number of Unit Transfers processed: 0
- Number of New move-ins processed: 6
- Number of RAD PBV HAP: \$130,435

## 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	Summer 2025	154
Harbour House/Eastport	TBD	2026/2027	2029/2030	357
Robinwood	CHP	2027	2029	150
Bloomsbury	CHP	2025	N/A – no relocation	51

- **Morris H. Blum**

- The rehabilitation will be in four phases. The first three phases involving the 7<sup>th</sup>, 8<sup>th</sup>, 6<sup>th</sup>, 5<sup>th</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> floors are complete and the tenants have been moved back to the rehabilitated units.
- The rehabilitation of the units should be completed in Summer 2025. Some work unrelated to the units may not be completed until Fall 2025. So far, the construction is about 92% complete. The work on Phase 4 (2<sup>nd</sup> Floor) is expected to be completed by July 2025. Complete project slated for January 2026. Both the elevators are refurbished, except for the floor, and are operational.

### 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.
- 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**

- Several meetings with the developer and the city staff were held this month. 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 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 submitted the 9% tax credit application for Robinwood in May 2025 and is expected to submit the 4% tax credit application in August/September 2025. The 4% tax credit application for Bloomsbury is expected to be submitted in July 2025. The follow-up meetings with the Robinwood and Bloomsbury communities are scheduled for mid-July 2025.
- 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

June 2025

### ROSS Program Update

We are excited to report that over 20 children from HACA communities are now registered and actively attending summer camp at the Pip Moyer Recreation Center. This opportunity provides safe, enriching summer programming for our youth and helps to support working families.

In addition, the Y Head Start program has scheduled an Open House for June 11 to begin enrolling HACA families into its comprehensive Birth to 5 Early Head Start and Head Start programming, set to officially launch in Fall 2025 (providing there are no additional delays). This marks a major milestone following years of planning and advocacy to bring these essential early childhood education services directly into our community.

The Head Start program offers much more than just childcare — it provides a holistic approach to early learning that includes health screenings, nutritional support, family engagement, and developmental assessments. Head Start programs are designed to foster the cognitive, social, and emotional growth of children in a structured, nurturing environment. Families also receive wraparound services and support to strengthen overall household stability.

This programming will be transformative for many HACA families. By providing reliable, high-quality care for young children, parents and caregivers will be better positioned to pursue employment, job training, or post-secondary education — key steps toward economic mobility and self-sufficiency.

### Research on Early Childhood Education Supports the Impact:

- Children who attend high-quality early education programs like Head Start are **more likely to graduate from high school** and **less likely to need special education** or repeat a grade.
- According to the National Head Start Association, **Head Start children are 12% less likely to be charged with a crime** as adults.
- Longitudinal studies, including the *Perry Preschool Project* and *Abecedarian Project*, show that early educational intervention yields a **return on investment of \$7 to \$13 for every \$1 spent**, primarily due to reduced costs in education, health care, and criminal justice, along with increased earnings.

We are thrilled for the many families who will benefit from this program and especially for the children who will now have access to high-quality early education right in their neighborhood. This is a major step forward for HACA and a powerful example of how partnership and persistence can create lasting change.

### Upcoming Community Days

Resident Services is planning two major outdoor community engagement events:

- **Bloomsbury Square Community Day** – August 2025
- **Eastport Community Day** – September 2025

These events will include family-friendly activities, music, food, and access to valuable resources including health screenings, voter registration, and information about workforce and education programs. Local partners, service providers, and resident leaders will be involved in creating meaningful experiences that foster community pride, connection, and well-being.

### Family Self Sufficiency and Homeownership

FSS and Homeownership	
Case Management Contacts	4
FSS Contracts	30
FSS Escrow Accounts	36
Contracts in HCVP	22
Contracts in PH	14
Release of Escrow Credits	0
Contracts Terminated	0
New Contracts Completed	3
Resources and Referrals	10

### Case Management

Case Management Services	
DORS Presentation - RW	7
Maryland Re-entry - Robinwood	11
Medicare Insurance Products Presentation - Robinwood	5
Jewelry Making Event – BBSQ	6
CM Hosted Educational Presentations and Events for residents to enhance and fulfill their psycho-social, psychological, medical, and recreational needs.	



Rental assistance payments, BGE utility bill assistance, medical and mental health care events, financial literacy events for financial support, furnishing referrals for Hope for All, transportation, employment, Re-Certification Assistance, assistance for food referrals, Rep Payee assistance, financial and credit building events Family counseling services and information, free cell phone events, Events with DSS, Dept of Health and Department of Aging, Solie vaccine clinic events, Emergency Management events, Partners in Care events, Red Cross educational events, AAWDC educational events, AA Veteran educational events, DHS short term shelter events and emergency low barrier housing related events.	
Total: Contacts - Calls/Activities	39

### Resident Opportunity and Self Sufficiency

ROSS	
ROSS case management assistance – Energy assistance, SNAP, credit reports, home visits, creating email accounts, employment search, mental health, Substance use, GED, Financial literacy and wellness related assistance.	129
Anne Arundel Dental Dept.	8
ENOUGH Presentation	5
DORS Event	9
ROSS case management home visits	19
Referrals for Community Resources	13
Newly Enrolled ROSS Participants-EP	2

## 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:** June 30, 2025

### OCCUPANCY

Unit Type	Total Units	Occupied	Vacant	Total % Occupancy
LIHTC	150	148	2	99%

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

Current Month: **99%**

Year to date Average: **96%**

### NARRATIVES

#### Financial:

The income for the month was over the budgeted amount by 9.4% due to higher than anticipated occupancy rate. 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 \$44,972. The projects accounts payables are \$1,030 with \$0 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: 05/31/2025	Interest Rate	Maturity Date
1	Hard debt	Enterprise Mortgage Investments, Inc.	\$ 1,779,978	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

## 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:** June 30, 2025

### OCCUPANCY

Unit Type	Total Units	Occupied	Vacant	Total % Occupancy
1 bedroom	10	10	0	100%
2 bedrooms	22	21	1	95%
3 bedrooms	16	15	1	94%
4 bedrooms	2	2	0	100%

Current Month: **96%**

Year to date Average: **97%**

### NARRATIVES

**Financial:**

The income for the month was 3.9% over budget due to higher occupancy rate. The total controllable expenses were 5.33% under budget. Those expenses were as result of lower than expected maintenance 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 \$46,314. The project accounts payables are \$23,863 with \$4,425 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: 05/31/2025	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:** June 30, 2025

### OCCUPANCY

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

Current Month: **98%**

Year to date Average: **96%**

### NARRATIVES

**Financial:**

The rental income for the month was 32.3% over budget due to increased subsidy. The total controllable expenses were in line with budgeted expenses.

**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 \$57,520 and accounts payable is \$3,808 with \$0 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: 5/31/2025	Interest Rate	Maturity Date
1	Hard debt	Severn Savings Bank FSB	\$ 1,443,425	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:** June 30, 2025

### OCCUPANCY

Unit Type	Total Units	Occupied	Vacant	Total % Occupancy
1 bedroom	18	18	0	100%
2 bedrooms	24	19	5	79%
3 bedrooms	14	13	1	93%
4 bedrooms	5	5	0	100%

Current Month: **90%**

Year to date Average: **91%**

### NARRATIVES

**Financial:**

The income for the month was 9.5% over budget due to higher than anticipated subsidy. The total controllable expenses were 20.2% over budget due to higher than anticipated utility and maintenance expenses.

**Management:**

The property is managed by Pennrose, 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 \$17,255 and the projects accounts payables are \$18,403 with \$2,748 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: 9/30/2024	Interest Rate	Maturity Date
1	Hard debt	Capital One, N.A.	\$ 1,241,456	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:** June 30, 2025

### OCCUPANCY

Unit Type	Total Units	Occupied	Vacant	Total % Occupancy
1 bedroom	26	26	0	100%
2 bedrooms	26	25	1	96%
3 bedrooms	26	26	0	100%

Current Month: **99%**

Year to date Average: **94%**

### NARRATIVES

**Financial:**

The rental income for the month was 2.3 % over budget due to increased subsidy. The total controllable expenses 12% under budget due to lower than expected maintenance 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 \$44,233. The project accounts payables are \$1,477 with \$472 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	\$ 9,155,310	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

## Resolutions

- Resolution No. FIN 072225-01 Housing Development Law Institute (HDLI) Commissioners Conference 2025
- Resolution No. FIN 072225-02 National Association Housing and Redevelopment Officials (NAHRO) 2025 Annual Conference
- Resolution No. ADMIN 072225-01 Authorizing Change in RA & Principal Address and Certificate of Secretary

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

**Resolution Approving attendance at  
Housing Development Law Institute (HDLI)  
Commissioners Conference 2025**

**Resolution No. FIN 07222025-01**

**WHEREAS**, Housing Development Law Institute (HDLI) is a nationwide legal resource for housing agencies. It is the only organization in the country that devotes all of its efforts to addressing the specialized legal environment confronted by housing authorities; and

**WHEREAS**, the HDLI Leo P. Dauwer Memorial Commissioners Conference includes a 2-day Professional Development Program designed especially for Housing Commissioners and their Executive Directors on legal issues that directly affect HACA; and

**WHEREAS**, the Executive Director supports that HACA must provide appropriate training and networking opportunities for commissioners to remain current; and

**WHEREAS**, the cost for registration is (\$995.00), hotel (\$1,455), airfare (\$469), rental car (\$159) and Per Diem of (\$238.00); therefore, the estimated total cost of attendance to the HDLI Conference is not to exceed \$5,000 per person.

**NOW THEREFORE BE IT RESOLVED** by the Board of Commissioners, that the Executive Director is authorized to approve attendance at HDLI Commissioners Conference for Commissioners Patrick Sheridan and Bishop Craig Coates.

**RESOLVED** this 22nd day of July 2025.

**Resolution No. FIN 072225-01**

**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.**

<hr/>	<input type="checkbox"/> Approved	<input type="checkbox"/> Disapproved	<input type="checkbox"/> Abstain
Craig Coates, Chairman			

<hr/>	<input type="checkbox"/> Approved	<input type="checkbox"/> Disapproved	<input type="checkbox"/> Abstain
Patrich Sheridan, Vice-Chairman			

<hr/>	<input type="checkbox"/> Approved	<input type="checkbox"/> Disapproved	<input type="checkbox"/> Abstain
Jacquelyn Wells, Secretary			

<hr/>	<input type="checkbox"/> Approved	<input type="checkbox"/> Disapproved	<input type="checkbox"/> Abstain
Arthur Edwards, Jr., Treasurer			

<hr/>	<input type="checkbox"/> Approved	<input type="checkbox"/> Disapproved	<input type="checkbox"/> Abstain
Kimberlee Cornett, Commissioner			

<hr/>	<input type="checkbox"/> Approved	<input type="checkbox"/> Disapproved	<input type="checkbox"/> Abstain
Henrietta Webb-Herbert, Commissioner			

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

**Resolution Approving attendance at  
National Association Housing and Redevelopment Officials (NAHRO)  
2025 NAHRO Annual Conference**

**Resolution No. FIN 07222025-02**

**WHEREAS**, National Association of Housing and Redevelopment Officials (NAHRO) is one of the leading associations for housing authority staff and commissioners, to learn about current issues; and

**WHEREAS**, the NAHRO Annual Conference includes sessions on Commissioner fundamentals, principles and strategies of advocacy, oversight and governance, Executive Director Boot camp, and other issues that directly affect HACA; and

**WHEREAS**, the Executive Director supports that HACA must provide appropriate training and networking opportunities for commissioners and executive staff members to remain current; and

**WHEREAS**, the cost for registration is (\$545.00), hotel (\$2,894), airfare (\$592), and Per Diem of (\$333.00); therefore, the estimated total cost of attendance to the NAHRO Annual Conference is not to exceed \$5,000 per person.

**NOW THEREFORE BE IT RESOLVED** by the Board of Commissioners, that the Executive Director is authorized to approve attendance at NAHRO Annual Conference for Commissioner - Jacquelyn Wells, Executive Director – Melissa Maddox-Evans, and CFO – Marisa Stanley.

**RESOLVED** this 22nd day of July 2025.

**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.**

<hr/>	<input type="checkbox"/> Approved	<input type="checkbox"/> Disapproved	<input type="checkbox"/> Abstain
Craig Coates, Chairman			

<hr/>	<input type="checkbox"/> Approved	<input type="checkbox"/> Disapproved	<input type="checkbox"/> Abstain
Patrick Sheridan, Vice-Chairman			

<hr/>	<input type="checkbox"/> Approved	<input type="checkbox"/> Disapproved	<input type="checkbox"/> Abstain
Jacquelyn Wells, Secretary			

<hr/>	<input type="checkbox"/> Approved	<input type="checkbox"/> Disapproved	<input type="checkbox"/> Abstain
Arthur Edwards Jr., Treasurer			

<hr/>	<input type="checkbox"/> Approved	<input type="checkbox"/> Disapproved	<input type="checkbox"/> Abstain
Kimberlee Cornett, Commissioner			

<hr/>	<input type="checkbox"/> Approved	<input type="checkbox"/> Disapproved	<input type="checkbox"/> Abstain
Henrietta Webb-Herbert, Commissioner			



**UNANIMOUS RESOLUTIONS OF THE MEMBERS  
OF BOARD OF DIRECTORS**

**HOUSING AUTHORITY OF THE CITY OF ANNAPOLIS**  
A Maryland Public Housing Authority

The undersigned directors (the “**Directors**”) of the HOUSING AUTHORITY OF THE CITY OF ANNAPOLIS, a Maryland public housing authority (the “**Housing Authority**”), pursuant to Section 2-408 of the Maryland General Corporate Law, execute this resolution for the purpose of acknowledging, assenting to, and specifically authorizing the Housing Authority to take the actions pursuant to the matters contained herein.

The Directors resolve and agree that:

1. The Housing Authority be and is hereby authorized to designate Melissa Maddox-Evans (the “**Executive Director**”) as resident agent of the Housing Authority.
2. The Housing Authority is hereby authorized and approved to designate 1217 Madison Street, Annapolis, Maryland 21403 as the principal address of the Housing Authority.
3. The approval of the Directors is hereby deemed conclusively evidenced by the execution and delivery of the documents.
4. The Executive Director is authorized to do any and all acts which in their judgment may be necessary or advisable to carry out the intent of these resolutions.
5. The above resolutions have not been altered, amended, rescinded or repealed.
6. These resolutions may be executed in one or more counterpart copies, all of which shall constitute but one original.

IN WITNESS WHEREOF the Directors have unanimously entered into these resolutions as of this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**WITNESS:**

**DIRECTORS:**

\_\_\_\_\_

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# HOUSING AUTHORITY OF THE CITY OF ANNAPOLIS

## Central Office Cost Center

### PROPERTY SUMMARY REPORT

<b>MONTH ENDING</b>	June 30, 2025	<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>	\$ 1,024,635	\$ 613,961	\$ (410,673)
<b><u>OPERATING EXPENSES</u></b>	\$ 459,549	\$ 910,715	\$ 451,166
<b><u>NET OPERATING INCOME</u></b>	\$ 565,086	\$ (296,754)	\$ (861,840)

### 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	\$ (2,334,639)	102,989	(149,496)	\$ (2,381,145)
Cash Restricted-Security Deposits	\$ -	\$ -	\$ -	\$ -
Cash Restricted-FSS Escrow	\$ -	\$ -	\$ -	\$ -
Cash Restricted-HAP	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>	<b>\$ (2,334,639)</b>	<b>\$ 102,989</b>	<b>\$ (149,496)</b>	<b>\$ (2,381,145)</b>
<b>TOTAL NET OF INTERFUND</b>	<b>\$ 266,240</b>	<b>\$ 142,699</b>	<b>\$ (149,496)</b>	<b>\$ 259,443</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	\$ 2,600,879	\$ 39,709	\$ -	\$ 2,640,588
Admin Fee Income	\$ -		\$ -	\$ -

# HOUSING AUTHORITY OF THE CITY OF ANNAPOLIS

## Consolidated Financial Summary

### PROPERTY SUMMARY REPORT

<b>MONTH ENDING</b>	June 30, 2025	<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^paningdn^pccober^pnccober^pnt20^pobery3^pblum^pfssfor^pcnp^pcannap^pcounty^pyout	<b>Partnership</b>	N/A
<b>LOCATION</b>	Annapolis, Md	<b>Financing Type of Property</b>	N/A 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	\$ 118,296	\$ 2,485,082	\$ (2,291,091)	\$ 312,287
Cash Restricted-Security Deposits	\$ 7,925	\$ -	\$ -	\$ 7,925
Cash Restricted-HAP	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>	<b>\$ 126,221</b>	<b>\$ 2,485,082</b>	<b>\$ (2,291,091)</b>	<b>\$ 320,212</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	\$ 636,444	\$ 236,879	\$ (229,184)	\$ 644,139
Accounts Payable	\$ 185,175	\$ 3,128,092	\$ (2,535,680)	\$ 777,587
Tenant Rental Income	1,567,809.68	\$ 212,674	\$ (92,309)	\$ 1,688,175
HUD Revenue	\$ 2,450,342	\$ 236,348	\$ -	\$ 2,686,689

### OCCUPANCY SUMMARY

<u>Unit Type</u>	<u>Total Units Available</u>	<u>Vacancies</u>	<u>Total Units Occupied</u>	<u>Percent Occupancy</u>
Efficiency	0	0	0	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	1590	1205	75.8%	

# HOUSING AUTHORITY OF THE CITY OF ANNAPOLIS

## Eastport Terrace

### PROPERTY SUMMARY REPORT

<b>MONTH ENDING</b>	June 30, 2025	<b>Funding Source</b>	Federal - Operating Subsidy
<b>PROJECT</b>	Eastport Terrace	<b>State Agency</b>	N/A
<b>PROPERTY CODE</b>	pept	<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>	\$ 725,794	\$ 645,172	\$ (80,622)
<b>OPERATING EXPENSES</b>	\$ 785,156	\$ 869,140	\$ 83,985
<b>NET OPERATING INCOME</b>	\$ (59,362)	\$ (223,969)	\$ (164,607)

*\*Note budget for EPT & HH was not separated by AMP. Combined reports provided for budget to actual. 25% 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	\$ (158,910)	\$ 57,718	\$ (39,974)	\$ (141,166)
Cash Restricted-Security Deposits	\$ -	\$ -		\$ -
Cash Restricted-FSS Escrow	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>	<b>\$ (158,910)</b>	<b>\$ 57,718</b>	<b>\$ (39,974)</b>	<b>\$ (141,166)</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	\$ 98,970	\$ 25,929	\$ (52,086)	\$ 72,813
Project Payables	\$ (2,014)		\$ (15,771)	#VALUE!
Tenant Rental Income	\$ 192,877	\$ 25,097	\$ (37,054)	\$ 180,920
Operating Subsidy Revenue	\$ 390,278	\$ 37,679	\$ -	\$ 427,957

### 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	18	1	17	94%
2-bedroom	41	5	36	88%
3-bedroom	14	4	10	71%
4-bedroom	11	3	8	73%
5-bedroom	0	0	0	N/A
<b>Total RESIDENTIAL</b>	<b>84</b>	<b>13</b>	<b>71</b>	<b>82%</b>

# HOUSING AUTHORITY OF THE CITY OF ANNAPOLIS

## Robinwood

### PROPERTY SUMMARY REPORT

<b>MONTH ENDING</b>	June 30, 2025	<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>	\$ 1,558,219	\$ 1,413,456	\$ (144,762)
<b>OPERATING EXPENSES</b>	\$ 1,935,714	\$ 1,648,796	\$ (286,918)
<b>NET OPERATING INCOME</b>	\$ (377,496)	\$ (235,340)	\$ 142,156

### 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	\$ 944,135	\$ 119,190	\$ (75,394)	\$ 987,931
Cash Restricted-Security Deposits	\$ -	\$ -	\$ -	\$ -
Cash Restricted-FSS Escrow	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>	<b>\$ 944,135</b>	<b>\$ 119,190</b>	<b>\$ (75,394)</b>	<b>\$ 987,931</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	\$ 598,360	\$ 81,843	\$ (66,797)	\$ 613,406
Project Payables	\$ 2,794	\$ 147,666	\$ (28,153)	\$ 122,307
Tenant Rental Income	\$ 541,507	\$ 78,122	\$ (27,831)	\$ 591,797
Operating Subsidy Revenue	\$ 744,665	\$ 70,584	\$ -	\$ 815,249

### 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>	June 30, 2025	<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><u>OPERATING INCOME</u></b>	\$ 865,227	\$ 419,787	\$ (445,440)
<b><u>OPERATING EXPENSES</u></b>	\$ 528,405	\$ 565,160	\$ 36,755
<b><u>NET OPERATING INCOME</u></b>	\$ 336,822	\$ (145,373)	\$ (482,195)

### 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	\$ (46,080.87)	\$ 40,133.08	\$ (24,717.77)	\$ (30,665.56)
Cash Restricted-Security Deposits	\$ -	\$ -	\$ -	\$ -
Cash Restricted-FSS Escrow	\$ 7,925	\$ -	\$ -	\$ 7,925
<b>TOTAL</b>	<b>\$ (38,156)</b>	<b>\$ 40,133</b>	<b>\$ (24,718)</b>	<b>\$ (22,741)</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	\$ 99,558	\$ 25,405	\$ (22,628)	\$ 102,335
Project Payables	\$ (256)	\$ 46,092	\$ (7,453)	\$ 38,383
Tenant Rental Income	\$ 236,978	\$ 24,278	\$ (2,568)	\$ 258,688
Operating Subsidy Revenue	\$ 146,037	\$ 15,050	\$ -	\$ 161,087

### 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>

# HOUSING AUTHORITY OF THE CITY OF ANNAPOLIS

## Housing Choice Voucher Program

### PROPERTY SUMMARY REPORT

<b>MONTH ENDING</b>	June 30, 2025	<b>Funding Source</b>	Federal - Section 8 Program
<b>PROJECT</b>	HCVF	<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>	\$ 8,553,830	\$ 11,750,596	\$ 3,196,766
<b>OPERATING EXPENSES</b>	\$ 8,494,846	\$ 11,752,079	\$ 3,257,233
<b>NET OPERATING INCOME</b>	\$ 58,983	\$ (1,483)	\$ (60,467)

### 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	\$ 441,237	\$ 1,590,494	\$ (1,660,391)	\$ 371,340
Cash Restricted-Security Deposits	\$ -	\$ -	\$ -	\$ -
Cash Restricted-FSS Escrow	\$ -	\$ -	\$ -	\$ -
Cash Restricted-HAP	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>	\$ 441,237	\$ 1,590,494	\$ (1,660,391)	\$ 371,340

<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	\$ -	\$ -	\$ -	\$ -
Admin Fee Income	\$ 881,370	\$ 66,564	\$ -	\$ 947,934
HAP Subsidy	\$ 9,346,709	\$ 859,140	\$ -	\$ 10,205,849
HAP Expenses	\$ 9,732,545	\$ 1,600,683	\$ (637,960)	\$ 10,695,268

### OCCUPANCY SUMMARY

<u>Unit Type</u>	<u>UMA</u>	<u>UML</u>	<u>Percent Occupancy</u>
# of Vouchers	858	755	88.0%



**HOUSING AUTHORITY OF THE CITY OF ANNAPOLIS**  
**Family Self Sufficiency Program**

**PROPERTY SUMMARY REPORT**

<b>MONTH ENDING</b>	June 30, 2025	<b>Funding Source</b>	Federal - Operating Subsidy
<b>PROJECT</b>	Public Housing & HCVP Program		
<b>PROPERTY CODE</b>	Participants	<b>State Agency</b>	N/A
<b>LOCATION</b>	pfss	<b>Partnership</b>	N/A
	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>
<u>OPERATING INCOME</u>	\$ 74,340	\$ 86,383	\$ 12,043
<u>OPERATING EXPENSES</u>	\$ 74,340	\$ 75,297	\$ 956
<u>NET OPERATING INCOME</u>	\$ -	\$ 11,086	\$ 11,086

**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	\$ 37,838	\$ 14,732	\$ (8,760)	\$ 43,810
	Cash Restricted-Security Deposits	\$ -	\$ -	\$ -	\$ -
	Cash Restricted-FSS Escrow	\$ -	\$ -	\$ -	\$ -
	<b>TOTAL</b>	\$ 37,838	\$ 14,732	\$ (8,760)	\$ 43,810

<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	\$ -	\$ -	\$ -
	Project Payables	\$ -	\$ -	\$ -
	Tenant Rental Income	\$ -	\$ -	\$ -
	Operating Subsidy Revenue	\$ -	\$ -	\$ -

**OCCUPANCY SUMMARY**

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

# ROSS Grant

## PROPERTY SUMMARY REPORT

<b>MONTH ENDING</b>	June 30, 2025	<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>YTD BUDGET</u>	<u>YTD ACTUAL</u>	<u>YTD VARIANCE</u>
<b><u>OPERATING INCOME</u></b>	\$ 73,945	\$ 72,678	\$ (1,267)
<b><u>OPERATING EXPENSES</u></b>	\$ 73,945	\$ 81,463	\$ 7,518
<b><u>NET OPERATING INCOME</u></b>	\$ -	\$ (8,785)	\$ (8,785)

## 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	\$ (13,983)	\$ 21,969	\$ (5,925)	\$ 2,060
Cash Restricted-Security Deposits	\$ -	\$ -	\$ -	\$ -
Cash Restricted-FSS Escrow	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>	<b>\$ (13,983)</b>	<b>\$ 21,969</b>	<b>\$ (5,925)</b>	<b>\$ 2,060</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	\$ -	\$ -	\$ -	\$ -
Operating Subsidy Revenue	\$ -		\$ -	\$ -