

Annual PHA Plan (Standard PHAs and Troubled PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 9/30/2027
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services. They also inform HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-, very low-, and extremely low- income families.

Applicability. The Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form. Note: PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

Definitions.

- (1) **High-Performer PHA** - A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or HCVs combined and is not PHAS or SEMAP troubled.

A.	PHA Information.										
A.1	PHA Name: <u>Housing Authority of the City of Annapolis</u> PHA Code: <u>MD001</u> PHA Type: ☐ Standard PHA ☒ Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2026</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>554</u> Number of Housing Choice Vouchers (HCVs) <u>770</u> Total Combined Units/Vouchers <u>1324</u> PHA Plan Submission Type: ☐ Annual Submission ☒ Revised Annual Submission Public Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans. How the public can access this PHA Plan: Pending HUD approved language. The Housing Authority of the City of Annapolis (HACA) is submitting its proposed 2026 Annual PHA Plan and FY2026 – FY2030 5-Year Capital Fund Program Action Plan for public comment. The 2026 Annual PHA Plan, FY2026 – FY2030 5-Year Capital Fund Program Action Plan, and all relevant plan documents are available for review at all HACA offices Main - 1217 Madison St., Harbour House/Eastport Terrace - 1014 President St., Robinwood - 1386 Tyler Ave., Bloomsbury Square - 101 Bloomsbury Square,, Annapolis, MD during normal business hours and on the Public Notices page at www.hacamd.org. HACA will hold a public hearing in person at the Robinwood Community Ctr, 1469 Tyler Ave, Annapolis, MD on August 24, 2026 [WE3.1]at 5:30 pm. HACA invites all program participants and members of the public to attend the Public Hearing to review and comment on the 2026 Annual PHA Plan and the Capital Fund Program for the 5-Year Action Plan FY2026-FY2030.[LW4.1] If you need accommodation to participate in this hearing, please call (410) 267-8000 or fax (410) 267-8290 or TTY/TDD711. Comments will be accepted in writing until 4 pm on August 24, 2026 and can be mailed to Melissa Maddox-Evans, Executive Director, HACA, 1217 Madison Street, Annapolis, MD 21403. Comments are also accepted in person at the public hearing indicated above and can be presented verbally or in writing. ☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) <table border="1"> <thead> <tr> <th>Participating PHAs</th><th>PHA Code</th><th>Program(s) in the Consortia</th><th>Program(s) not in the Consortia</th><th>No. of Units in Each Program</th></tr> </thead> <tbody> <tr> <td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program					
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		PH	HCV
B.	Plan Elements		
B.1	Revision of Existing PHA Plan Elements. (a) Have the following PHA Plan elements been revised by the PHA? Y N ☐ ☒ Statement of Housing Needs and Strategy for Addressing Housing Needs. ☐ ☒ Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. ☐ ☒ Financial Resources. ☐ ☒ Rent Determination. ☐ ☒ Operation and Management. ☐ ☒ Grievance Procedures. ☐ ☒ Homeownership Programs. ☐ ☒ Community Service and Self-Sufficiency Programs. ☐ ☒ Safety and Crime Prevention. ☐ ☒ Pet Policy. ☐ ☒ Asset Management. ☐ ☒ Substantial Deviation. ☐ ☒ Significant Amendment/Modification. (b) If the PHA answered yes for any element, describe the revisions for each revised element(s): (c) The PHA must submit its Deconcentration Policy for Field Office review.		
B.2	New Activities. (a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year? Y N ☒ ☐ Choice Neighborhoods Grants. ☒ ☐ Modernization or Development. ☒ ☐ Demolition and/or Disposition. ☐ ☒ Designated Housing for Elderly and/or Disabled Families. ☐ ☒ Conversion of Public Housing to Tenant-Based Assistance. ☒ ☐ Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD. ☒ ☐ Homeownership Program under Section 32, 9 or 8(Y) ☐ ☒ Occupancy by Over-Income Families. ☐ ☒ Occupancy by Police Officers. ☐ ☒ Non-Smoking Policies. ☐ ☒ Project-Based Vouchers. ☒ ☐ Units with Approved Vacancies for Modernization. ☐ ☒ Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). (b) If any of these activities are planned for the applicable Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan. Choice Neighborhoods Grants. HACA applied for the FY 2025 CNI Implementation Grant on March 6, 2026. The application is for revitalization of		

	the Eastport Terrace/Harbour House Site. See more information at www.eastport.cni.org Modernization or Development. We are pursuing substantial rehabilitation for Robinwood, Bloomsbury Square, Eastport Terrace, and Harbour House, including RAD and Section 18 for those sites with developer partners. Demolition and/or Disposition. HACA may pursue Section 18/RAD blends for Robinwood and Bloomsbury Square as part of its overall redevelopment strategy. Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD. HACA will pursue the RAD program for Robinwood (150 Units), Bloomsbury Square (51 Units) and Eastport Terrace/Harbour House (357 Units). HACA will pursue financial closing for Bloomsbury Square in winter 2026 and/or spring 2027. HACA will pursue financial closing for Robinwood in spring 2027. HACA may pursue a CHAP application for Eastport Terrace/Harbour Housing in 2026-2027. Homeownership Program under Section 32, 9 or 8(Y) HACA intends to pursue Homeownership Program. Units with Approved Vacancies for Modernization. HACA will forward to the HUD Field Office public housing unit requests for off-line status for modernization improvements as needed.
B.3	Progress Report. Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan. The Progress Report is attached.
B.4	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. The FY 2025 - 2029 Capital Fund Plan was approved on 5/4/2026.
B.5	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y ☒ N ☐ (b) If yes, please describe: Finding 2025-001 – Missing Tenant Information (Material Weakness / Material Noncompliance) Federal Program: Housing Choice Voucher Program (CFDA 14.871) Compliance Requirement: Eligibility and Reporting Condition: The Authority was unable to provide required tenant documentation, including declarations of eligibility, signed release forms, income verification, HQS inspections, rent reasonableness determinations, and utility allowance calculations. Additionally, some recertifications were not completed or submitted in a timely manner, and certain tenant files lacked sufficient documentation to support income qualification and rent calculations. Corrective Action Plan: The Authority acknowledges the finding. Corrective actions to address the deficiencies are underway and include: Updating internal policies and procedures related to Housing Choice Voucher (HCV) program compliance, including tenant eligibility, income verification, rent reasonableness, utility allowance calculations, and documentation requirements; Providing targeted staff training on HUD HCV program requirements, including proper file documentation, income calculation, and timely completion of annual and interim recertifications; Implementing a mandatory file checklist to ensure all required documentation is obtained, reviewed, and verified prior to finalizing tenant certifications and rent determinations; Establishing a formal quality control process in which supervisory staff perform periodic file reviews to ensure compliance with HUD requirements and internal policies; Conducting a comprehensive review and cleanup of all HCV tenant files to identify and

	correct missing or incomplete documentation, including income verification, inspections, and rent calculations; Maintaining an audit trail of all verification documentation to ensure proper retention and support for tenant eligibility and rent determinations; Implementing tracking tools and system reports to monitor recertification due dates, inspection schedules, and file completion status to ensure timely compliance; Continuing engagement with third-party service provider, Quadel, to assist with tenant file documentation compliance, backlog recertifications, and rent calculation accuracy; Hiring and/or assigning additional staff, including HCV program leadership and specialists, to strengthen oversight, ensure timely processing of recertifications, and maintain compliance with HUD requirements. Anticipated Completion Date: June 30, 2026 Responsible Party: HCV Program Director and HCV Program Staff
C.	Other Document and/or Certification Requirements.
C.1	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan? Y ☐ N ☐ (b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. Pending comments.
C.2	Certification by State or Local Officials. Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.3	Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.4	Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public. (a) Did the public challenge any elements of the Plan? Y ☐ N ☐ (b) If yes, include Challenged Elements. Pending comments.
C.5	Troubled PHA. (a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y ☒ N ☐ N/A ☐ (b) If yes, please describe: HACA submitted a Performance Improvement Plan on 1/4/2024 to our HUD Field Office on and are performing deliverables as described under the plan. See attached. They pertain to timely submission of financial audits and

management benchmark improvements, and other improvements. We are in compliance with our financial reporting. We have hired Quadel, Ewrit Services, Vigil and S& J General Contracting Services, and Allegiance Management to assist us with management benchmarks, including but not limited to recertifications, leasing, terminations, occupancy, work order filing and rent collection. HACA forwarded a SEMAP Corrective Action Plan to HUD on 1/18/2026 to address all zero indicators. HACA has hired Quadel Services to assist in late recertifications, interims, rent increase applications and inspections. HACA assigned an employee as a PIC Coordinator. HACA hired a Director of HCVP to lead staff to ensure compliance in all SEMAP indicators. HACA executed a Recovery Agreement with HUD on 6/30/2026, Performance improvement focuses on compliance with PHAS Scores, MASS, and FASS indicators and NSPIRE and City of Annapolis Inspections. HACA has hired a Community Solutions and construction management firm to assist its maintenance teams on organization of work order schedules and in general contracting management.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 5.64 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

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