HOUSING AUTHORITY OF THE CITY OF ANNAPOLIS
Board of Commissioners Monthly Meeting

Virtual: Zoom

Tuesday, July 28, 2026 – 4:30 pm

Agenda

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

II. **Approval of Minutes**

- June 23, 2026 – Open Meeting Minutes

III. **Chairman's Report** – Craig Coates

IV. **Executive Director Report** – Melissa Maddox-Evans

- Finance Report – Marisa Stanley
- Operations Report – Dee Brown
- HCVP Report – Ron McCoy
- Development Report – Aseem Nigam
- Resident Services Report – Bridget McLaughlin

V. **New Business**

- **Resolution No. FIN 072826-01**

  Section 18 Physical Needs Assessment Harbour House / Eastport Terrace

- **Resolution No. FIN 072826-02**

  A Resolution Approving Attendance at Housing Development Law Institute (HDLI) Commissioners Conference 2026

VI. **Public Comments**

- Elected Official's Comments
- Resident Advisory Board Comments
- Resident Council Comments
- General Public Comments

VII. **Next Meeting Date** – Tuesday, August 25, 2026 – Virtual Via Zoom

VIII. **Adjourn Meeting**

HOUSING AUTHORITY

OF

THE CITY OF ANNAPOLIS

BOARD OF COMMISSIONERS

REGULAR MONTHLY MEETING

OFFICIAL MEETING MINUTES

Date
Tuesday, June 23, 2026

Time
4:30 p.m.

Location
Pip Moyer Recreation Center

273 Hilltop Lane

Annapolis, MD 21403

Board Leadership
Chairman: Bishop Coates
Executive Director/CEO: Melissa Maddox-Evans

HOUSING AUTHORITY OF THE CITY OF ANNAPOLIS
BOARD OF COMMISSIONERS
REGULAR MONTHLY MEETING MINUTES

I. Call to Order

II. Roll Call / Quorum

III. Approval of Previous Meeting Minutes

IV. Chairman's Report

V. Executive Director's Report

VI. New Business

VII. Elected Officials

VIII. Resident Advisory Board Report

IX. General Public Comments

X. Adjournment

HOUSING AUTHORITY

OF

THE CITY OF ANNAPOLIS

BOARD OF COMMISSIONERS

REGULAR MONTHLY MEETING

Tuesday, June 23, 2026
4:30 p.m.
Pip Moyer Recreation Center
273 Hilltop Lane
Annapolis, Maryland 21403

OFFICIAL MEETING MINUTES

Prepared by:
Adrienne Carter
HACA Office Manager

BOARD OF COMMISSIONERS

- **Bishop Coates**, Chairman
- **Patrick Sheridan**, Vice-Chairman
- **Jackie Wells**, Secretary
- **Arthur "Jib" Edwards**, Treasurer
- **Sharon Elliott**, Commissioner
- **Henrietta Webb-Herbert**, Commissioner
- **Kimberlee Cornett**, Commissioner

HACA EXECUTIVE STAFF

- Melissa Maddox-Evans, Executive Director/CEO

- Marisa Stanley, Director of Finance
- Dee Brown, Senior Manager of Housing
- Ron McCoy, Housing Choice Voucher Program Director
- Aseem Nigam, Director of Development

Official Record of Proceedings

These minutes constitute the official record of the proceedings of the Housing Authority of the City of Annapolis Board of Commissioners Regular Monthly Meeting held on Tuesday, June 23, 2026. The minutes have been prepared in accordance with the Maryland Open Meetings Act and HACA Board policies and summarize the actions taken, reports presented, motions considered, and official business conducted during the meeting.

I. CALL TO ORDER

Chairman **Bishop Coates** called the Regular Monthly Meeting of the Housing Authority of the City of Annapolis (HACA) Board of Commissioners to order at **4:31 p.m.** He welcomed Commissioners, staff, invited guests, elected officials, community partners, and members of the public before requesting that the official roll call be conducted.

II. ROLL CALL

The HACA Office Manager conducted the official roll call.

Commissioner’s Present

- Bishop Coates, Chairman
- Patrick Sheridan, Vice-Chairman
- Jackie Wells, Secretary
- Arthur "Jib" Edwards, Treasurer
- Sharon Elliott, Commissioner
- Henrietta Webb-Herbert, Commissioner
- Kimberlee Cornett, Commissioner

Staff Present

Melissa Maddox-Evans, Executive Director/CEO; Marisa Stanley, Director of Finance; Dee Brown, Senior Manager of Housing; Ron McCoy, Housing Choice Voucher Program Director; Aseem Nigam, Director of Development; Bridget McLaughlin, Director of Resident Services; additional HACA staff; legal counsel; and administrative personnel.

Guests

Representatives of the City of Annapolis, agency partners, consultants, residents, and members of the public were also in attendance.

A quorum was declared present, allowing the Board to proceed with the official business of the meeting.

III. APPROVAL OF PREVIOUS MEETING MINUTES

Chairman Coates requested that the Commissioners review the minutes from the previously distributed Regular Monthly Board Meeting held May 27,2026 and Special Board Meeting held May14, 2026. He asked whether there were any corrections, revisions, or additions.

No corrections were offered.

Motion: To approve the May Regular Monthly Board Meeting Minutes and Special Meeting Minutes as presented.

Motion by: Patrick Sheridan

Second by: Jackie Wells

Vote:

- **In Favor:** Unanimous
- **Opposed:** None

Action: Motion carried unanimously. The minutes were approved as presented.

IV. CHAIRMAN'S REPORT

Presenter

Bishop Coates, Chairman

Chairman Coates welcomed everyone to the June Board Meeting and thanked Commissioners, staff, residents, elected officials, and guests for their attendance and continued support of the Housing Authority.

Recognizing that the summer season often presents additional operational and public safety challenges, Chairman Coates encouraged residents to remain vigilant within their communities by looking out for one another and promptly reporting suspicious activity directly to HACA staff rather than relying on social media. He emphasized that direct communication with the Housing Authority allows concerns to be addressed more efficiently and appropriately.

Chairman Coates reported that HACA continues to make meaningful progress across multiple operational areas, particularly redevelopment initiatives that will strengthen the Authority's long-term ability to provide quality affordable housing. He commended Executive Director Melissa Maddox-Evans, Director of Redevelopment Aseem Nigam, and the entire HACA staff for their dedication and collaborative efforts in moving redevelopment projects forward.

The Chairman also recognized several departments for outstanding performance during the previous month, including:

- The Housing Choice Voucher Program under the leadership of Ron McCoy for successfully addressing resident concerns and improving customer service.
- HACA's administrative and operational staff for their responsiveness in resolving resident issues and maintaining daily operations.
- Marisa Stanley, Director of Finance, provides a comprehensive and informative Finance Committee presentation and demonstrates strong fiscal stewardship of Authority resources.

Chairman Coates stated that these accomplishments reflected the professionalism and commitment of the entire HACA team and expressed appreciation for the continued dedication shown by employees throughout the organization.

He further welcomed representatives from the City of Annapolis, including the City's newly appointed Ombudsman and City Manager, noting that stronger collaboration between the City and HACA would enhance redevelopment efforts, improve communication, and better serve HACA residents. He emphasized the importance of maintaining productive partnerships with local government and community stakeholders.

Chairman Coates concluded his remarks by thanking everyone for their continued engagement and support before recognizing Executive Director Melissa Maddox-Evans for the Executive Director's Report.

V. EXECUTIVE DIRECTOR'S REPORT

Presenter

Melissa Maddox-Evans
Executive Director/CEO

Executive Director Melissa Maddox-Evans welcomed the Board of Commissioners and attendees, expressing appreciation to Chairman Bishop Coates for his leadership and community service during the City's Juneteenth celebrations. She acknowledged the Chairman's continued commitment to preserving and promoting the history and culture of the Annapolis community through his leadership of numerous civic events and recognized his dedication to both the Housing Authority and the residents it serves.

Open Meetings Act Compliance

Ms. Maddox-Evans advised the Board that HACA continues to strengthen its commitment to transparency and compliance with the Maryland Open Meetings Act. She reported that the Authority has certified to HUD that Board meetings are being conducted in accordance with Maryland law and that multiple members of the HACA administrative staff including Paola Elie, William Eberle, and Adrienne Carter have successfully completed the State's Open Meetings Act certification training.

She further noted that Commissioner **Jackie Wells** has also completed the State certification program, providing the Board with an additional resource knowledgeable in Open Meetings Act requirements. This continued investment in training reflects HACA's commitment to ensuring public business is conducted openly and in accordance with applicable legal requirements.

Public Housing Occupancy Update

Ms. Maddox-Evans reported continued progress toward improving occupancy throughout HACA's public housing portfolio.

Key operational metrics included:

- Public housing occupancy increased from **90.46 percent** during the previous reporting period to **91.04 percent**.
- The statewide average occupancy rate for Maryland housing authorities currently stands at **93.76 percent**.
- Management continues to implement targeted occupancy initiatives designed to move HACA closer to and ultimately exceed the statewide average.

The Executive Director explained that increasing occupancy remains one of the Authority's highest operational priorities because higher occupancy directly improves rental revenue, HUD subsidy utilization, and overall financial stability. Staff continue to monitor vacancy turnover, leasing activity, and unit readiness to support these goals.

Housing Choice Voucher Program Update

Ms. Maddox-Evans announced that the Housing Choice Voucher Program has officially emerged from HUD shortfall status.

She explained that this accomplishment represents a significant operational milestone resulting from conservative fiscal management, improved program administration, and close coordination with HUD.

Although the Authority is no longer operating under shortfall restrictions, management intends to continue exercising fiscal discipline by:

- Maintaining conservative leasing practices.
- Carefully monitoring voucher utilization.
- Limiting new admissions primarily to reasonable accommodation requests until HUD authorizes broader leasing activity.
- Continuing discussions with HUD regarding the appropriate timing for reopening the waiting list.

The Executive Director advised that management anticipates additional guidance from HUD within the coming months and emphasized that any expansion of leasing activity will occur only when financially sustainable.

Ms. Maddox-Evans also reported that both the Public Housing and Housing Choice Voucher programs currently maintain **Public and Indian Housing Information Center (PIC) performance scores above 95 percent**, reflecting improved compliance with HUD reporting requirements, resident certifications, interim recertifications, admissions, move-outs, and overall program administration.

Community Pool Operations

Ms. Maddox-Evans informed the Board that HACA's community pool has officially opened for the summer season and is operating seven days per week through a contracted pool management provider.

To improve safety and reduce liability, management recently implemented revised pool operating procedures requiring:

- Children **12 years of age and younger** to be accompanied by a parent, legal guardian, or responsible adult while using the pool.
- Staff enforcement of the updated policy to ensure the safety of all residents.

The Executive Director explained that previous pool programs frequently included structured youth supervision, leading many parents to leave children at the facility without adult supervision. Because the current contractor provides lifeguard services only and is not responsible for child supervision, management determined that the revised policy was necessary to protect both residents and staff.

Commissioners were encouraged to communicate the updated policy to residents who may have questions regarding the new requirements.

Bloomsbury Square Water Main Break

Ms. Maddox-Evans reported that Bloomsbury Square recently experienced a contractor-related water line break that temporarily disrupted water service to approximately six residential units for approximately twenty-four hours.

Management immediately implemented emergency response procedures, including:

- Arranging overnight hotel accommodation for affected residents.
- Coordinating emergency repairs.
- Initiating required fire watch procedures due to the temporary loss of water pressure affecting the property's fire suppression system.
- Maintaining continuous staff presence throughout the emergency until water service was restored.

The Executive Director explained that HACA staff conducted documented fire watch inspections throughout the incident in accordance with Fire Marshal requirements, ensuring resident safety until the sprinkler system returned to normal operation.

She publicly recognized the outstanding efforts of:

- **Dee Brown**
- **Marvin Johnson**
- **Jabri Fagan**
- **James Battle**

remaining on-site throughout the emergency response and ensuring resident safety during the incident.

Intergovernmental Cooperation

Ms. Maddox-Evans expressed appreciation to the City of Annapolis for its prompt assistance during the Bloomsbury Square emergency.

She specifically acknowledged:

- Councilman Hartley
- Chief Kevin Simmons
- The City's Office of Emergency Management

for coordinating emergency assistance and providing bottled water to residents whose service had been temporarily interrupted.

The Executive Director noted that the City's rapid response demonstrated the value of continued collaboration between HACA and municipal partners during emergency situations affecting residents.

Board Discussion

Chairman Bishop Coates invited questions from the Board regarding the Executive Director's report.

No formal questions or requests for additional information were presented by Commissioners.

The Board acknowledged the report and expressed appreciation for management's continued operational improvements and emergency response efforts.

FINANCE REPORT

FISCAL YEAR 2027 OPERATING BUDGET

Presenter

Marisa Stanley
Director of Finance

Chairman Bishop Coates recognized **Marisa Stanley, Director of Finance**, to present the proposed Fiscal Year (FY) 2027 Operating Budget. Ms. Stanley advised the Board that the proposed budget reflected the Housing Authority's significantly improved financial position and demonstrated the progress made during the past year in stabilizing operations, improving fiscal management, and strengthening the Authority's long-term financial sustainability.

FY2027 Budget Overview

Ms. Stanley explained that management prepared the FY2027 budget using conservative financial assumptions intended to protect the Authority against changing economic conditions while maintaining essential resident services and operational stability.

She stated that the budget was developed to:

- Strengthen HACA's long-term financial position.
- Maintain fiscal responsibility.
- Continue improving operational performance.
- Preserve housing quality.
- Support resident services.
- Advance redevelopment initiatives.

Management intentionally avoided overly optimistic revenue projections, instead relying upon realistic occupancy assumptions, current HUD funding trends, and known operating costs to produce a balanced and sustainable budget.

Major Financial Accomplishments

Ms. Stanley highlighted several significant accomplishments reflected within the FY2027 budget.

Most notably, she reported that the Housing Choice Voucher Program had successfully recovered from the projected funding shortfall discussed extensively during the previous fiscal year.

Key improvements included:

- Elimination of the projected Housing Choice Voucher funding shortfall.
- No anticipated HUD recapture of Housing Assistance Payment (HAP) reserves.
- Projected increase of approximately **$965,000** in restricted Housing Assistance Payment reserves.

- Approximately **$2.17 million** is budgeted for Capital Fund improvements to preserve and enhance HACA's housing inventory.

Ms. Stanley noted that these improvements represented a substantial turnaround from the previous fiscal year and reflected the effectiveness of management's financial stabilization efforts.

Budget Development Assumptions

The Director reviewed the primary assumptions used in preparing the FY2027 Operating Budget.

Major assumptions included:

- HUD Operating Subsidy Proration is estimated at **93 percent**, reflecting current federal funding trends.
- A proposed **5 percent Cost of Living Adjustment (COLA)** and merit increase designed to improve employee recruitment and retention.
- Conservative occupancy projections rather than assuming immediate achievement of full occupancy.

Rather than budgeting for an immediate 95 percent occupancy rate, management adopted a phased occupancy strategy intended to achieve gradual and sustainable improvement throughout the fiscal year.

Occupancy Improvement Strategy

Ms. Stanley explained that management analyzed historical leasing performance before establishing occupancy goals.

The phased strategy anticipates leasing approximately **22 additional public housing units** over the course of the fiscal year, with occupancy increasing incrementally during each quarter.

The proposed schedule includes:

- First Quarter – approximately six additional units leased.
- Second Quarter – approximately five additional units leased.
- Third Quarter – approximately six additional units leased.
- Fourth Quarter – remaining units leased to achieve approximately **93.5 percent occupancy** by fiscal year-end.

She emphasized that this phased approach provides a more realistic operational target while recognizing the challenges associated with unit turnover, inspections, licensing requirements, and contractor availability.

Projected Financial Performance

Ms. Stanley presented the Authority's projected financial results for FY2027.

Highlights included:

Financial Category	**FY2027 Projection**
Total Revenue	Approximately **$22.1 million**
Total Expenses	Approximately **$21.0 million**
Net Income	Approximately **$1.13 million**

She advised that the largest contributor to the positive financial position continues to be the Housing Choice Voucher Program, which is expected to generate approximately **$965,000** in additional restricted Housing Assistance Payment reserves.

Ms. Stanley reminded the Board that these reserve funds are federally restricted and may only be used for authorized Housing Assistance Payment purposes.

Public Housing Financial Performance

Ms. Stanley reported continued improvement within the Public Housing Program despite management's conservative occupancy assumptions.

Projected FY2027 results include:

- Public Housing Revenue – approximately **$6.2 million**
- Public Housing Expenses – approximately **$6.0 million**
- Net Operating Income – approximately **$163,000**

She attributed these positive results to:

- Improved occupancy.
- Enhanced rent collection efforts.
- Continued financial support from the City of Annapolis and the State of Maryland.
- Strategic use of Capital Fund resources.
- Stronger operational oversight.

Although positive, she emphasized that management continues to exercise caution due to the narrow operating margin available within the Public Housing Program.

Executive Director's Financial Perspective

Executive Director Melissa Maddox-Evans supplemented the Finance Director's presentation by noting that while the Public Housing Program projects a positive operating balance, the surplus remains relatively small compared to the Authority's overall operating costs.

She advised Commissioners that:

- A relatively minor increase in operating expenses could eliminate the projected surplus.
- Unexpected maintenance issues, emergency repairs, or capital needs could quickly impact financial performance.
- Continued pursuit of grant funding and additional local, county, and state financial support remains essential to maintaining long-term sustainability.

The Executive Director stressed that the Authority continues to operate efficiently but remains vulnerable to unforeseen operating costs due to the limited operating margin.

Strategic Priorities

Ms. Stanley reviewed management's operational priorities for FY2027.

These priorities include:

- Increasing occupancy.
- Improving rent collections.
- Reducing vacancy turnaround times.
- Preserving housing quality.
- Maintaining HUD regulatory compliance.
- Strengthening long-term financial sustainability.

She noted that these objectives directly support the Authority's Strategic Plan and position HACA for continued operational improvement.

Housing Choice Voucher Program Recovery

Ms. Stanley highlighted the Housing Choice Voucher Program as one of the Authority's most significant financial achievements during the past year.

She explained that management's efforts have resulted in:

- Elimination of the projected funding shortfall.
- No anticipated HUD reserve recapture.
- Increased restricted reserves.
- Improved program administration.
- Greater long-term financial stability.

She credited Executive Director Melissa Maddox-Evans' leadership in securing supplemental funding from the City of Annapolis, Anne Arundel County, and the State of Maryland, noting that these stabilization efforts played a critical role in restoring the Authority's financial position.

Central Office Cost Center

Ms. Stanley reviewed the FY2027 Central Office Cost Center (COCC) budget.

The COCC supports:

- Executive Administration
- Finance
- Procurement
- Human Resources
- Information Technology
- Compliance
- Centralized administrative services

The FY2027 COCC budget projects:

- Approximately **$1.52 million** in revenue.
- Approximately **$1.52 million** in operating expenses.

Revenue sources include allocations generated through Public Housing operations, Housing Choice Voucher administration, and Capital Fund management.

Capital Fund Program

Ms. Stanley reported that HUD increased HACA's Capital Fund allocation for FY2027.

The Authority expects to receive approximately **$2.1 million** in Capital Fund resources compared to approximately **$1.6 million** during the prior fiscal year.

These funds will support:

- Property modernization.
- Deferred maintenance.
- Building improvements.
- Long-term asset preservation.
- Continued improvements to housing quality throughout the Authority's portfolio.

Commissioner Discussion

Following the presentation, Commissioners engaged in a detailed discussion regarding the proposed budget.

Commissioner Kimberlee Cornett

Commissioner Cornett requested clarification regarding the operating subsidy proration percentage used in the budget.

Ms. Stanley explained that HUD calculates the Authority's operating subsidy using a federally prescribed funding formula that considers rental income, utility expenses, and other operating factors. Although the calculated subsidy may represent full funding, HUD currently funds housing authorities at approximately **93 percent** of the calculated amount based upon available federal appropriations.

Commissioner Patrick Sheridan

Commissioner Sheridan sought clarification regarding utility calculations used within the subsidy formula and discussed how changes in operating expenses could significantly affect the Authority's financial position.

Management confirmed that even modest increases in expenses could eliminate the Public Housing Program's projected operating surplus, reinforcing the need for continued fiscal discipline.

Summary

The Board received the FY2027 Operating Budget presentation and discussed the Authority's improved financial position, conservative budgeting practices, Housing Choice Voucher recovery, occupancy goals, Capital Fund investments, and long-term financial sustainability.

Chairman Bishop Coates thanked **Marisa Stanley** for her comprehensive presentation and recognized the Operations Department for the next report.

OPERATIONS AND PROPERTY MANAGEMENT REPORT

Presenter

Dee Brown
Senior Manager of Housing

Chairman Bishop Coates recognized **Dee Brown, Senior Manager of Housing**, to present the monthly Operations Report. Ms. Brown provided an update on lease enforcement activities, occupancy improvements, applicant processing, and ongoing efforts to reduce vacancies across the Authority's public housing portfolio. She emphasized that management remains focused on increasing occupancy while ensuring compliance with HUD regulations and lease requirements.

Lease Enforcement Activities

Ms. Brown reported that the Property Management Department continues to enforce lease provisions consistently while providing residents with multiple opportunities to comply with program requirements before legal action becomes necessary.

During the reporting period, management prepared **32 lease enforcement cases** for referral to legal counsel.

The cases consisted of:

- **Twenty-nine (29)** cases involving failure to complete annual recertification requirements.
- **Two (2)** lease violations involving the failure to maintain electrical service.
- **One (1)** lease violation involving a resident-caused fire within a dwelling unit.

Ms. Brown explained that although certain lease violations may warrant termination, management is still required to provide residents with the notice periods required under federal regulations before pursuing legal action.

Occupancy and Leasing Activity

Ms. Brown reported on continued progress in reducing vacancies throughout the public housing portfolio.

During the month of June:

- **Two households** successfully moved into Eastport Harbor House.
- **Seven additional families** were actively touring available units at Robinwood.
- **Fifteen applicants** were progressing through the eligibility and screening process.
- Approximately **eighteen additional units** were expected to become available for occupancy within the next thirty days.

Management has shifted its leasing strategy to maintain a pool of qualified applicants ready for placement as units become available, reducing delays between vacancies and occupancy.

Ms. Brown explained that previous delays often resulted from having vacant units available before qualified applicants had completed the screening process. The current approach is intended to significantly shorten vacancy turnaround time.

Vacancy Reduction Strategy

Ms. Brown advised the Board that the Authority currently has approximately **50 vacant public housing units**, representing a significant improvement over the previous year.

Although vacancies remain higher than desired, management views the reduction as measurable progress toward achieving the Authority's occupancy goals.

She stated that the department's objective remains to achieve **full occupancy** while balancing unit readiness, licensing requirements, applicant eligibility, and maintenance scheduling.

Commissioners expressed support for management's continued efforts to increase occupancy and reduce vacancy rates throughout the housing portfolio.

Annual Recertification Compliance

Chairman Bishop Coates requested additional information regarding the large number of residents failing to complete annual recertification requirements.

Ms. Brown explained that many residents have become accustomed to delaying or neglecting annual recertifications because, historically, enforcement efforts were significantly limited by licensing issues affecting the Authority's ability to pursue legal remedies.

She reported that management currently issues:

- Initial notification approximately **120 days** before recertification is due.
- Follow-up reminder notices.
- Final thirty-day notices.

Despite these efforts, some residents continue failing to comply because enforcement actions were previously delayed while units remained unlicensed.

Ms. Brown emphasized that annual recertification is not optional; it is a mandatory condition for continued participation in HUD-assisted housing programs. She further noted that compliance will become even more critical as redevelopment projects transition to Low-Income Housing Tax Credit (LIHTC) properties, where regulatory requirements are more stringent and enforcement mechanisms are stronger.

Commissioner Discussion

Commissioner Henrietta Webb-Herbert

Commissioner Webb-Herbert asked whether the Authority helps residents who may struggle to complete recertification requirements because of literacy challenges, language barriers, or limited computer skills.

Ms. Brown explained that HACA offers several forms of assistance, including:

- Dedicated Recertification Specialists.
- Reasonable accommodation services.
- Bilingual staff support.
- Electronic recertification through the Rent Café system.
- In-person assistance for residents requires additional help.

She stated that while management makes every effort to assist residents, successful completion of recertification ultimately requires resident participation and cooperation.

Commissioner Sharon Elliott

Commissioner Elliott discussed the challenges posed by units that remain both unlicensed and occupied by residents who fail to complete annual recertifications.

She suggested that additional educational outreach with members of the judiciary could improve understanding of the Housing Authority's regulatory obligations and strengthen enforcement efforts when lease violations are presented before the court.

Executive Director Melissa Maddox-Evans advised the Board that HACA has previously attempted to educate members of the judiciary regarding HUD regulations and intends to continue pursuing opportunities to improve understanding among judges, legal aid organizations, elected officials, and community partners regarding the unique regulatory requirements governing public housing agencies.

She noted that educating stakeholders outside the context of individual court cases would improve awareness of both resident rights and the Authority's legal obligations under federal housing regulations.

Commissioner Patrick Sheridan

Commissioner Sheridan requested additional information regarding the financial reports associated with HACA's partnership properties, specifically noting concerns about outstanding accounts payable reflected in recent reports for Obery Court.

Executive Director Maddox-Evans explained that HACA conducts regular asset management meetings with development partners, including Penrose and other property management entities, to review:

- Financial performance.
- Occupancy.
- Maintenance issues.
- Budget status.
- Compliance matters.
- Resident concerns.

Questions raised by Commissioners are routinely forwarded to the appropriate management teams for follow-up and resolution.

The Executive Director advised that management would continue monitoring these financial indicators and addressing outstanding concerns during regularly scheduled partnership meetings.

Summary

Ms. Brown concluded her presentation by reaffirming management's commitment to:

- Increasing occupancy.

- Improving lease compliance.
- Reducing vacancy turnaround time.
- Strengthening resident education.
- Ensuring consistent enforcement of lease requirements.
- Preparing units efficiently for occupancy.

Chairman Bishop Coates thanked Ms. Brown for her report and recognized **Ron McCoy, Housing Choice Voucher Program Manager**, to present the Housing Choice Voucher Program report.

HOUSING CHOICE VOUCHER PROGRAM REPORT

Presenter

Ron McCoy
Housing Choice Voucher Program Director

Chairman Bishop Coates recognized **Ron McCoy, Housing Choice Voucher (HCV) Program Manager**, to present the monthly Housing Choice Voucher Program report. Mr. McCoy provided an overview of current program performance, operational improvements, customer service initiatives, and management's ongoing efforts to increase efficiency while maintaining compliance with HUD regulations.

Program Utilization

Mr. McCoy reported that the Housing Choice Voucher Program is currently operating at approximately **93 to 94 percent voucher utilization**, reflecting continued progress in maximizing available housing assistance while maintaining sound fiscal management.

He advised the Board that management's primary objective is to ensure every eligible voucher is effectively utilized while maintaining compliance with HUD regulations and performance standards. Management continues to closely monitor voucher utilization rates to ensure the Authority remains financially stable while helping as many eligible families as possible.

Operational Priorities

Mr. McCoy explained that the Housing Choice Voucher Department has established three primary operational priorities for the upcoming fiscal year:

- Streamlining internal workflows and administrative processes.
- Maintaining compliance with HUD regulations and performance indicators.
- Enhancing customer service for program participants.

He stated that management has undertaken a comprehensive review of departmental procedures, challenging long-standing practices to determine whether existing processes continue to represent the most efficient approach.

Rather than simply maintaining historical practices, staff are evaluating each workflow to determine how services can be delivered more efficiently while reducing administrative burdens on both staff and participating families.

Customer Service Improvements

Mr. McCoy reported that the department is implementing several initiatives designed to improve communication with voucher participants.

Current efforts include:

- Revising standard program correspondence to improve readability.
- Updating the language contained in participant notices and letters.
- Simplifying administrative procedures were permitted under HUD regulations.
- Improving overall customer service by making program requirements easier for families to understand.

He emphasized that these improvements are intended to enhance the participants' experience while reducing confusion and improving overall program efficiency.

Administrative Efficiencies

Mr. McCoy discussed several operational changes that are expected to improve departmental efficiency while reducing unnecessary administrative costs.

Among the initiatives under consideration are:

Triennial Recertifications

Management is evaluating implementation of HUD's option allowing certain elderly households receiving fixed incomes to complete recertifications every three years instead of annually.

Mr. McCoy explained that this approach would:

- Reduce administrative workload.
- Minimize paperwork for senior households.
- Allow staff to dedicate additional time to more complex participant cases.
- Improve overall departmental efficiency.

Project-Based Voucher Inspections

Mr. McCoy advised the Board that HUD regulations no longer require annual inspections of every Project-Based Voucher unit.

Management intends to implement a risk-based inspection approach consistent with HUD guidance, allowing inspections to focus on:

- Units receiving complaints.
- Emergency maintenance situations.
- Higher-risk properties.
- Required quality assurance inspections.

This approach is expected to reduce operating costs while allowing inspectors to concentrate on resources where they are most needed without compromising resident safety or housing quality.

Staff Organization

Mr. McCoy informed the Board that the department is restructuring staff assignments within the Project-Based Voucher Program.

Historically, multiple specialists shared responsibility for the same developments, resulting in residents interacting with several different staff members.

Management plans to assign a **dedicated Housing Choice Voucher Specialist** to each Project-Based Voucher property.

This new approach will:

- Improve continuity of service.
- Strengthening relationships between staff and residents.
- Increase accountability.

- Improve responsiveness to participant concerns.
- Enhance overall customer service.

Mr. McCoy stated that assigning dedicated specialists will allow staff to become more familiar with individual properties and better understand the needs of participating families.

Commissioner Discussion

Chairman Bishop Coates

Chairman Coates commended Mr. McCoy for his leadership and noted that he had personally observed members of the Housing Choice Voucher staff assisting residents with resolving program concerns in a timely and professional manner.

The Chairman stated that both residents and Commissioners have benefited from the department's responsiveness and customer-focused approach.

Mr. McCoy thanked the Chairman for his comments and expressed appreciation for the continued support of the Board.

Chairman Bishop Coates

Chairman Coates also inquired about staff morale and departmental teamwork following recent organizational changes.

Mr. McCoy reported that the Housing Choice Voucher team continues to work collaboratively and has adjusted well to operational improvements and revised procedures.

He expressed confidence in the department's ability to continue improving performance while providing excellent service to participating families.

Board Response

Commissioners expressed appreciation for the progress being made within the Housing Choice Voucher Program and acknowledged the department's commitment to improving efficiency, customer service, and regulatory compliance.

The Board noted that these improvements support the Authority's broader strategic objectives of operational excellence and enhanced resident services.

Summary

The Housing Choice Voucher Program report demonstrated continued operational progress through increased voucher utilization, streamlined administrative practices, improved customer service initiatives, and strategic organizational changes designed to enhance efficiency while maintaining compliance with HUD requirements.

Chairman Bishop Coates thanked **Ron McCoy** for his presentation and recognized **Aseem Nigam, Director of Redevelopment**, to present the monthly Redevelopment Report.

DEVELOPMENT REPORT

Presenter

Aseem Nigam
Director of Development

Chairman Bishop Coates recognized **Aseem Nigam, Director of Redevelopment**, to provide the monthly update on the Authority's redevelopment initiatives. Mr. Nigam presented progress reports on Bloomsbury Square, Robinwood, and Eastport Harbor House redevelopment projects, outlining current milestones, financing activities, and anticipated project schedules. He noted that while each project remains at a different stage of development, management continues to make steady progress toward long-term redevelopment goals.

Bloomsbury Square Redevelopment

Mr. Nigam reported that redevelopment planning for **Bloomsbury Square** continues to advance as anticipated.

Management continues to target a **February–March 2027 financial closing**, while completing the numerous legal, financial, and regulatory requirements necessary before construction may proceed.

A significant milestone was recently achieved when the Board's Development Committee reviewed and approved the proposed **Development Rights Agreement** with Community Housing Partners. Mr. Nigam explained that Board approval of the agreement would authorize execution of the document and allow the development team to continue moving toward project closing.

He advised that management and its development partners continue working with financial institutions, equity investors, and funding agencies to finalize the financing structure necessary to complete the redevelopment.

Robinwood Redevelopment

Mr. Nigam next provided an update on the **Robinwood** redevelopment initiative.

He reported that redevelopment planning remains on schedule following the project's successful award of **9 Percent Low-Income Housing Tax Credits** during the previous funding cycle.

The development team is currently coordinating with the **Maryland Community Development Administration (CDA)** to complete the tax credit exchange process, which will refresh the existing credits and support the next phase of financing.

Management also continues working with CDA regarding the 4 Percent Tax Credit application process and additional financing sources needed to complete redevelopment.

Management currently anticipates **Phase I closing in Summer 2027**, pending completion of financing and regulatory approvals.

Eastport Harbor House Redevelopment

Mr. Nigam advised the Board that redevelopment planning for **Eastport Harbor House** also continues to progress.

Management and its development partners continue conducting bi-weekly redevelopment meetings to coordinate planning activities and monitor project milestones.

The development team has retained its tax credit consultant to prepare and submit the Phase I tax credit application before the **July 15** application deadline.

Following submission, the Maryland Community Development Administration will evaluate applications before announcing funding awards later in the year.

Assuming a successful application and completion of subsequent financing activities, management currently projects a **Spring 2028 financial closing** for Phase I of the redevelopment.

Mr. Nigam emphasized that redevelopment remains a lengthy, multi-step process involving numerous legal, financial, environmental, and regulatory approvals before construction may begin.

Redevelopment Strategy

Mr. Nigam reiterated that HACA remains committed to advancing redevelopment regardless of the outcome of future competitive grant opportunities.

Although management continues pursuing additional funding opportunities, including future federal initiatives, redevelopment planning is being structured to proceed using available financing resources rather than relying exclusively upon grant awards.

This approach allows the Authority to continue making progress while reducing uncertainty associated with competitive funding programs.

Commissioner Discussion

Commissioner Patrick Sheridan

Commissioner Sheridan requested an update regarding current market conditions and whether recent changes in construction costs or tax credit pricing have significantly affected redevelopment financing.

Mr. Nigam advised that pricing has remained relatively stable in recent months. However, the development team continues monitoring market conditions carefully while evaluating proposals from multiple syndicators and financial institutions.

He explained that tax credit pricing often depends upon a financial institution's Community Reinvestment Act (CRA) objectives within a specific geographic market. As a result, the development team continues seeking proposals from lenders and equity investors most likely to provide favorable pricing for Annapolis-based developments.

Commissioner Patrick Sheridan

Commissioner Sheridan also asked whether the projected timeline for Eastport Harbor House assumed receipt of a Choice Neighborhoods Initiative (CNI) implementation grant.

Mr. Nigam clarified that the projected Spring 2028 closing schedule **does not assume receipt of additional CNI funding**.

Rather, management intends to continue advancing redevelopment using currently available financing mechanisms while continuing to pursue future grant opportunities independently.

Commissioner Henrietta Webb-Herbert

Commissioner Webb-Herbert asked whether any redevelopment updates were available regarding **Morris H. Blum Senior Apartments**.

Mr. Nigam explained that Morris H. Blum is now operating under its redevelopment of ownership structure, with the development partner responsible for day-to-day operations.

Executive Director Melissa Maddox-Evans added that HACA continues to receive regular financial reports regarding the partnership property and that future financial updates concerning Morris H. Blum will be incorporated into the Finance Report as appropriate.

Commissioner Webb-Herbert also shared concerns she had received regarding maintenance issues at Morris H. Blum, including reports of roof leaks and other building-related deficiencies.

Chairman Bishop Coates noted that those operational concerns were outside the scope of the redevelopment update but acknowledged the importance of ensuring resident concerns are communicated to the property's management team for appropriate follow-up.

Summary

Mr. Nigam concluded his report by reaffirming management's commitment to advancing all major redevelopment initiatives while maintaining realistic project schedules and pursuing the financial resources necessary to preserve and modernize HACA's housing portfolio.

Chairman Bishop Coates thanked Mr. Nigam for his presentation and recognized **Bridget McLaughlin, Director of Resident Services**, to present the Resident Services Report.

RESIDENT SERVICES REPORT

Presenter

Bridget McLaughlin
Director of Resident Services

Chairman Bishop Coates recognized **Bridget McLaughlin, Director of Resident Services**, to present the monthly Resident Services Report. Ms. McLaughlin provided an update on educational programming, workforce development initiatives, youth engagement activities, community partnerships, and grant-funded resident services. She reported that the department continues to focus on expanding opportunities that support educational achievement, employment readiness, and overall quality of life for HACA residents.

Youth Educational Enrichment

Ms. McLaughlin reported that the Department recently concluded programming for students participating in the **OSB Grant Program**, recognizing graduates through an educational enrichment field trip centered on the theme of **"Black Excellence."**

As part of the program, participants:

- Visited **Busboys and Poets** for a group luncheon.
- Toured the **University of Maryland, Baltimore County (UMBC)** campus.
- Participated in mindfulness and meditation training designed to promote stress management, emotional wellness, and personal development.
- Engaged in discussions focused on higher education opportunities and future career planning.

Ms. McLaughlin stated that students responded positively to the experience and that the program successfully reinforced educational achievement while exposing participants to post-secondary educational opportunities.

She acknowledged HACA's continued partnership with **B2G**, whose collaboration made educational programming possible and continues to enhance resident services offered throughout the year.

Community Job Fair

Ms. McLaughlin announced that HACA will host a **Community Job Fair on July 28, 2026**, in partnership with the Maryland Department of Labor.

The event will be held from **1:00 p.m. to 4:00 p.m.** and is expected to feature approximately **36 employers and community organizations** offering employment opportunities and workforce resources.

Confirmed participants include:

- McDonald's
- Chick-fil-A
- Giant Food
- United Bank
- Community Action Agency
- City of Annapolis
- Additional public and private employers

She explained that the event is intended to connect residents with employment opportunities while strengthening relationships between HACA and local employers committed to workforce development.

Management anticipates strong community participation due to the broad range of employers and employment opportunities represented.

Summer Youth Programming

Ms. McLaughlin reported that HACA's annual summer camp programming will begin the following week and continue through **August 14, 2026**.

The program provides structured educational and recreational activities for resident youth throughout the summer months.

She further advised that approximately **$6,500** remains available from prior community fundraising efforts conducted through GoFundMe. These remaining funds will be reserved to support planning and programming for next year's summer camp activities.

Ms. McLaughlin noted that prudent stewardship of these remaining funds will allow Resident Services to continue providing quality programming while seeking additional funding opportunities for future years.

Commissioner Discussion

Commissioner Kimberlee Cornett

Commissioner Cornett requested clarification regarding the date of the upcoming Community Job Fair to ensure Commissioners could assist in promoting the event throughout the community.

Ms. McLaughlin confirmed that the event is scheduled for **July 28, 2026**, from **1:00 p.m. until 4:00 p.m.** at Eastport Terrace and encouraged Commissioners to share the information with residents and community partners.

Chairman Bishop Coates

Chairman Coates inquired about the long-term impact of recent federal funding reductions affecting the **Resident Opportunities and Self-Sufficiency (ROSS) Grant Program** and asked how those changes would affect HACA's resident programming.

Ms. McLaughlin explained that HACA was unable to receive renewed ROSS funding because of the Authority's previous HUD designation. However, management is actively pursuing partnerships with outside organizations that could administer future grant funding on HACA's behalf while allowing resident programming to continue.

Executive Director Melissa Maddox-Evans advised the Board that existing funding is expected to sustain current resident service programming through approximately **July 2027**. Management is proactively identifying additional grant opportunities and community partnerships to ensure continuity of services beyond that period.

She emphasized that securing future grant funding for resident services remains an organizational priority and that staff will continue pursuing every available funding opportunity to minimize impacts on residents.

Commissioner Jackie Wells

Commissioner Jackie Wells asked for an update regarding HACA's computer literacy and technology training initiatives for residents.

Ms. McLaughlin reported that the current summer computer training session is focused on recent student graduates through an accelerated four-week curriculum. Broader community computer training classes are scheduled to resume in **September 2026**, and she expressed optimism regarding continued resident participation in the program.

Summary

Ms. McLaughlin concluded her report by reaffirming the Resident Services Department's commitment to expanding educational opportunities, employment resources, youth programming, and community partnerships that promote resident self-sufficiency and improve quality of life throughout HACA communities.

Chairman Bishop Coates thanked Ms. McLaughlin for her presentation and commended the department for its continued efforts to provide meaningful programming despite funding challenges.

The Chairman then proceeded to **New Business**, beginning with consideration of the resolutions presented for Board action.

VI. NEW BUSINESS

Following completion of departmental reports, Chairman Bishop Coates proceeded to New Business for consideration of resolutions presented by management. Executive Director Melissa Maddox-Evans introduced each resolution, summarized its purpose, and responded to questions from the Board before requesting formal action.

Resolution No. 06232026-01

Approval of Construction Management Consulting Services Agreement

Presenter

Melissa Maddox-Evans
Executive Director/CEO

Ms. Maddox-Evans presented a resolution recommending approval of a professional services agreement for continued Construction Management Consulting Services.

She reminded the Board that during the previous year the Authority engaged Community Solutions and Bayview Consulting using Anne Arundel County funding to assist HACA with construction oversight, contractor coordination, project monitoring, cost negotiations, and capital improvement activities.

The Executive Director explained that management was recommending renewal of the consulting services under a revised agreement that would:

- Reduce the overall contract amount from the previous year.
- Modify the scope of services to better reflect current operational needs.
- Continue utilizing the consultant who has become familiar with HACA's housing portfolio and redevelopment initiatives.
- Provide construction oversight while remaining within the Authority's available financial resources.

She stated that retaining an experienced construction consultant would strengthen HACA's ability to oversee contractor performance, improve project coordination, and ensure that capital projects continue to move forward efficiently.

Board Discussion

Chairman Bishop Coates asked whether there were any questions regarding the proposed agreement.

No questions were raised by Commissioners.

Board Action

Motion: Approve the Construction Management Consulting Services Agreement.

Motion by: Patrick Sheridan

Second by: Jackie Wells

Vote

Ayes: Unanimous

Nays: None

Resolution No. 06232026-01 was unanimously approved.

Resolution No. 06232026-02

Approval of Fiscal Year 2027 Operating Budget

Presenter

Marisa Stanley
Director of Finance

Following the Finance Report presentation, the Board considered adoption of the proposed Fiscal Year 2027 Operating Budget.

The proposed budget reflected management's conservative financial approach and incorporated:

- Improved operating performance.
- Elimination of the Housing Choice Voucher Program shortfall.
- Increased Capital Fund resources.
- Conservative occupancy assumptions.
- Continued investment in housing quality and resident services.
- Long-term financial sustainability.

Chairman Bishop Coates noted that Commissioners had previously received the budget presentation, participated in detailed discussion, and had the opportunity to ask questions regarding the Authority's financial outlook.

No additional questions were presented before consideration of the resolution.

Board Action

Motion: Adopt the Housing Authority of the City of Annapolis Fiscal Year 2027 Operating Budget.

Motion by: Arthur "Jib" Edwards

Second by: Jackie Wells

Vote

Ayes: Unanimous

Nays: None

Resolution No. 06232026-02 was unanimously approved.

Resolution No. 06232026-03

Approval of Bloomsbury Square Development Rights Agreement

Presenter

Melissa Maddox-Evans
Executive Director/CEO

Ms. Maddox-Evans presented the proposed **Development Rights Agreement** between the Housing Authority of the City of Annapolis and **Community Housing Partners** for the redevelopment of Bloomsbury Square.

The Executive Director explained that execution of the agreement represents a significant milestone in the redevelopment process and establishes the responsibilities of both parties as redevelopment activities continue toward financial closing.

The agreement addresses:

- Roles and responsibilities of the development partners.
- Development fee structure.
- Construction oversight responsibilities.
- Contract administration.
- General development terms.
- Project implementation procedures.

She advised the Board that the Authority previously entered into a Memorandum of Understanding with Community Housing Partners and that the Development Rights Agreement represents the next step necessary to continue progressing toward project financing and redevelopment.

Ms. Maddox-Evans also informed Commissioners that the Development Committee had previously reviewed the agreement in detail and recommended Board approval following extensive discussion and negotiation.

Commissioner Discussion

Commissioner Patrick Sheridan

Commissioner Sheridan expressed appreciation for the extensive negotiations that occurred during development of the agreement and acknowledged the significant effort invested by staff and legal counsel to protect the Authority's interests throughout the negotiation process.

Executive Director Maddox-Evans noted that the Development Committee conducted a comprehensive review of the agreement and carefully evaluated its provisions before recommending approval to the full Board.

Commissioner Jackie Wells

Commissioner Wells asked whether the Development Rights Agreement would become available for public review.

Executive Director Maddox-Evans advised that the agreement was not yet available for public release because execution and related development activities remained in progress.

Board Action

Motion: Approve the Bloomsbury Square Development Rights Agreement with Community Housing Partners.

Motion by: Sharon Elliott

Second by: Henrietta Webb-Herbert

Vote

Ayes: Unanimous

Nays: None

Resolution No. 06232026-03 was unanimously approved.

Summary

Upon completion of New Business, Chairman Bishop Coates announced that all resolutions presented during the meeting had been approved unanimously by the Board of Commissioners.

The Chairman then opened the meeting for remarks from elected officials, community representatives, the Resident Advisory Board, and members of the public in accordance with the published meeting agenda.

VII. ELECTED OFFICIALS

Presenter

Tiyana Parker

City of Annapolis Ombudsman and Director of Constituent Services

Chairman **Bishop Coates** introduced **Tiyana Parker**, recently appointed by Mayor Jared Littmann as the City of Annapolis Ombudsman and Director of Constituent Services, and welcomed her to address the Board.

Ms. Parker introduced herself and described the purpose of the newly established Office of Constituent Services. She explained that the office was created to strengthen communication between City government and residents by assisting individuals whose concerns require additional coordination after working with City departments.

Ms. Parker advised that her office assists residents with concerns involving:

- Planning and Zoning
- Public Works
- Parking
- ADA accessibility matters
- General City services
- Constituent issue resolution

She explained that when residents believe an issue has not been adequately addressed, her office serves as a liaison to ensure concerns are elevated to the appropriate department and tracked through resolution. The goal is to improve accountability, customer service, and communication throughout City government.

Ms. Parker further informed the Board that residents may access information, departmental contacts, frequently asked questions, ADA resources, and an online escalation form through the Constituent Services webpage available on the City's website. She encouraged HACA residents and Commissioners to utilize these resources whenever assistance is needed with City services.

Board Response

Chairman Bishop Coates thanked Ms. Parker for attending the meeting and welcomed the opportunity to strengthen collaboration between the Housing Authority and the City's Office of Constituent Services. Commissioners expressed appreciation for the creation of a centralized resource to assist residents in navigating City government.

Presenter

Alderwoman Diesha Contee

Alderwoman, City of Annapolis (Ward 6)

Chairman Coates next recognized **Alderwoman Diesha Contee.**

Alderwoman Contee updated the Board on recent community engagement activities conducted in partnership with HACA Resident Services, including collaboration with **Bridget McLaughlin** and **Kameisha Spencer** on youth programming in the Eastport community.

She reported that recent initiatives included:

- Two community basketball tournaments.
- A community Field Day and Fish Fry was held on **June 14**, which attracted strong participation from residents and families.
- Organized outdoor activities encouraging youth to engage in recreation without electronic devices, including sack races, flag football, hopscotch, and basketball.
- Planning for an **End-of-School Pool Party** scheduled for **June 30**, with transportation being coordinated for Robinwood youth to participate.

Alderwoman Contee also announced that she successfully sponsored legislation allocating **$50,000** to expand programming at local recreation centers. The funding will support after-school and community programming in partnership with **Glimpse of Paradise**, with anticipated operating hours from **2:00 p.m. until 8:00 p.m., Monday through Saturday**.

In addition, she reported securing supplemental funding for **Joy Grows Garden**, further supporting community gardening and educational programming for residents.

Board Response

Chairman Coates thanked Alderwoman Contee for her continued partnership with HACA and for her ongoing support of youth programming and community development initiatives. Commissioners acknowledged the positive impact of collaborative programming opportunities available to HACA residents.

Commissioner Discussion

Chairman Bishop Coates

Chairman Coates thanked Alderwoman Finn for her continued advocacy on behalf of HACA residents and recognized her consistent involvement in community programming and youth initiatives.

He stated that partnerships between the Housing Authority, elected officials, nonprofit organizations, and community volunteers continue to strengthen opportunities available to HACA residents and expressed appreciation for the City's ongoing investment in neighborhood programming.

Commissioner Jackie Wells

Commissioner Wells thanked Alderwoman Finn for her visible presence within HACA communities and commended the collaborative efforts between City officials and the Resident Services Department. She noted that expanding recreational and educational opportunities for young people provides meaningful benefits to both families and neighborhoods.

Summary

Chairman Bishop Coates thanked Ms. Parker and Alderwoman Finn for attending the meeting and reaffirmed the Board's commitment to maintaining strong partnerships with the City of Annapolis and other community stakeholders. He noted that collaborative efforts between HACA, City government, and community organizations remain essential to advancing affordable housing initiatives, improving resident services, and enhancing the quality of life throughout HACA communities.

The Chairman then proceeded to the **Resident Advisory Board Report** and recognized the Resident Advisory Board representative for the next agenda item.

VIII. RESIDENT ADVISORY BOARD REPORT

Presenter

Carolyn
President, Resident Advisory Board (RAB)

Chairman **Bishop Coates** recognized **Ms. Carolyn**, President of the Resident Advisory Board (RAB), to present the Resident Advisory Board Report.

Ms. Carolyn thanked Chairman Coates, the Board of Commissioners, Executive Director Melissa Maddox-Evans, and HACA staff for the opportunity to provide an update on the activities of the Resident Advisory Board. She expressed appreciation for the continued support that HACA provides to resident leadership and emphasized the Board's commitment to representing the interests and concerns of residents throughout the Authority's communities.

She reported that the Resident Advisory Board had dedicated much of the past several months to completing its annual election process. The elections were conducted to ensure that each resident community continues to have active representation and that resident leadership remains engaged in providing input on Housing Authority policies, programs, and community initiatives.

Ms. Carolyn noted that with the election process now substantially complete, the Resident Advisory Board is transitioning its focus toward community engagement activities and strengthening communication among residents, property management, and HACA administration. She stated that resident participation continues to grow and that the Board remains committed to encouraging greater involvement in community meetings and Housing Authority programs.

Resident Leadership and Community Engagement

Ms. Carolyn advised Commissioners that the Resident Advisory Board is actively planning several community events intended to encourage resident participation while strengthening relationships among HACA neighborhoods.

Among the upcoming activities discussed were:

- The Annual Resident Advisory Board **Tea Party**, scheduled for **August 2026**.
- Planning for **Robinwood Community Day**, which will provide opportunities for residents and families to participate in recreational activities and community-building events.
- Continued coordination among resident councils to improve communication between neighborhoods and Housing Authority leadership.
- Increased efforts to encourage residents to attend Board meetings, community events, and educational programming offered through the Resident Services Department.

She emphasized that these activities are intended not only to build stronger communities but also to provide residents with opportunities to share concerns, celebrate achievements, and develop stronger relationships with one another.

Ms. Carolyn stated that the Resident Advisory Board continues to encourage resident participation because resident involvement plays a vital role in improving the quality of life throughout HACA communities.

Collaboration with Resident Services

Ms. Carolyn expressed appreciation for the continued partnership between the Resident Advisory Board and HACA's Resident Services Department.

She noted that staff regularly work with resident leaders to coordinate educational programming, community events, and outreach initiatives designed to increase resident participation. She stated that this collaboration has strengthened communication between residents and management while creating additional opportunities for resident involvement.

Ms. Carolyn also thanked Executive Director Melissa Maddox-Evans and Bridget McLaughlin for their continued accessibility and willingness to work with resident leadership in addressing community concerns as they arise.

Commissioner Discussion

Chairman Bishop Coates

Chairman Bishop Coates thanked Ms. Carolyn for her report and commended the Resident Advisory Board for maintaining active resident leadership throughout the Authority's communities.

The Chairman inquired whether the Resident Advisory Board had established partnerships with outside organizations to assist residents with civic engagement activities, including voter registration, voter education, and transportation assistance during upcoming elections.

Ms. Carolyn responded that, while no formal partnerships currently exist, the Resident Advisory Board remains interested in collaborating with community organizations that can provide those services to residents. She stated that expanding civic engagement opportunities would benefit residents and strengthen community participation.

Chairman Coates encouraged the Resident Advisory Board to continue pursuing partnerships with civic organizations, nonprofit agencies, and local government to ensure residents remain informed regarding available resources and opportunities for civic participation. He emphasized that resident engagement extends beyond Housing Authority activities and includes encouraging residents to become active participants within the broader Annapolis community.

Commissioner Henrietta Webb-Herbert

Commissioner Webb-Herbert thanked Ms. Carolyn for her continued leadership and expressed appreciation for the time and effort invested by resident leaders who volunteer to serve their communities.

She noted that resident leadership serves an important role in strengthening communication between the Board of Commissioners and HACA residents and encouraged the Resident Advisory Board to continue promoting participation among all neighborhoods.

Ms. Carolyn thanked Commissioner Webb-Herbert for her encouragement and stated that resident leaders remain committed to expanding outreach efforts and increasing participation at future meetings and events.

Commissioner Kimberlee Cornett

Commissioner Cornett commended the Resident Advisory Board for continuing to organize community activities despite the challenges associated with coordinating volunteers and resident participation.

She noted that community events such as the Tea Party and Community Day provide valuable opportunities for neighbors to come together, strengthen relationships, and build stronger communities.

Ms. Carolyn agreed and stated that the Resident Advisory Board intends to continue expanding opportunities for resident engagement throughout the coming year.

Board Response

Commissioners collectively expressed their appreciation for the dedication and leadership demonstrated by the Resident Advisory Board.

The Board acknowledged that resident feedback remains an important component of the Housing Authority's decision-making process and recognized the Resident Advisory Board as an essential partner in maintaining communication between residents, management, and the Board of Commissioners.

No formal action was requested or required.

Summary

The Resident Advisory Board reported successful completion of its annual election process and outlined upcoming community engagement initiatives, including the Annual Tea Party and Robinwood Community Day. Commissioners commended the organization's continued commitment to resident leadership and encouraged ongoing collaboration with HACA staff, community organizations, and local government agencies to further strengthen resident participation throughout the Housing Authority's communities.

IX. GENERAL PUBLIC COMMENTS

Chairman **Bishop Coates** opened the General Public Comment portion of the meeting in accordance with the Housing Authority's Public Participation Policy.

Before recognizing speakers, Chairman Coates reminded those in attendance that individuals wishing to address the Board were required to sign in prior to speaking. He advised that each speaker would be allotted **three (3) minutes** to present comments and noted that, in fairness to all participants, the Board would generally not respond to individual resident grievances during the public comment period because of privacy considerations.

Chairman Coates further explained that residents with concerns regarding specific tenancy matters should first work through their respective Property Management Office and, when appropriate, utilize the Authority's formal grievance procedures. He also advised that individuals who became disruptive or failed to follow established procedures could be asked to conclude their remarks or leave the meeting. Following the explanation of the public comment procedures, Chairman Coates invited members of the public to address the Board.

Speaker

Matthew Wallace

Eastport Community Farm

Chairman Bishop Coates recognized **Matthew Wallace** to address the Board.

Mr. Wall greeted the Commissioners, Executive Director Melissa Maddox-Evans, HACA staff, and those in attendance before providing a comprehensive update regarding activities at the **Eastport Community Farm** since his previous presentation to the Board in April.

Mr. Wallace reported that one of the most significant accomplishments during the reporting period was the completion of the **Eastport Community Farm greenhouse**, which now serves as an important educational and agricultural resource for the community. He explained that the greenhouse represents another milestone in the continued growth of the partnership between Eastport Community Farm, HACA, community volunteers, and local organizations.

He shared photographs documenting the progress of the project and described the successful **Ribbon Cutting Ceremony held on May 18, 2026**. Mr. Wallace noted that the event celebrated not only the completion of the greenhouse but also the strength of the partnerships that made the project possible.

During the presentation, Mr. Wallace recognized the participation of numerous community leaders, volunteers, residents, and organizational partners who contributed to the planning, construction, and completion of the greenhouse. He specifically acknowledged the Farm's Board leadership and expressed appreciation for the continued support received from HACA throughout the development process.

Mr. Wallace explained that youth participants played an active role in preparing for the ribbon-cutting ceremony. Students assisted with event preparations, including constructing the podium used during the ceremony after learning that one was not otherwise available for the event. He remarked that involving young people in meaningful projects such as this provides opportunities to develop leadership skills, teamwork, creativity, and community pride while demonstrating the value of investing in neighborhood youth.

He emphasized that the greenhouse will significantly expand the Farm's educational programming by allowing gardening and agricultural instruction to continue throughout the year rather than being limited to seasonal growing periods. The additional growing space will also increase opportunities for residents, students, and volunteers to participate in food production, environmental education, and community wellness initiatives.

Mr. Wallace stated that the continued success of the Eastport Community Farm demonstrates what can be accomplished when residents, nonprofit organizations, local government, volunteers, and the Housing Authority work collaboratively toward common goals. He expressed appreciation to HACA for its continued partnership and support of community-based initiatives that improve quality of life for residents.

Commissioner Discussion

Chairman Bishop Coates

Chairman Bishop Coates thanked Mr. Wallace for his presentation and commended the Eastport Community Farm team for its continued commitment to serving HACA residents.

The Chairman stated that the greenhouse represents an outstanding example of community collaboration and noted that the project provides educational, nutritional, and workforce development opportunities that extend well beyond gardening alone. He further observed that involving young people in planning and constructing portions of the project instills responsibility, teamwork, and a sense of ownership within the community.

Chairman Coates expressed appreciation to all volunteers and partner organizations whose efforts contributed to the project's success and encouraged continued collaboration between the Eastport Community Farm and the Housing Authority.

Commissioner Jackie Wells

Commissioner Jackie Wells complimented Mr. Wallace and his organization for creating opportunities that actively engage neighborhood youth in positive educational and recreational experiences.

She noted that programs such as the Eastport Community Farm encourage healthy lifestyles while exposing young people to new educational experiences that may inspire future careers in agriculture, environmental science, and community development.

Mr. Wallace thanked Commissioner Wells for her comments and reaffirmed the organization's commitment to expanding educational programming for youth and families.

Board Response

Commissioners expressed their appreciation for the continued partnership between HACA and the Eastport Community Farm and recognized the positive impact the organization has had on resident engagement, youth development, environmental education, and neighborhood revitalization.

The Board encouraged Mr. Wallace to continue providing periodic updates regarding future programming, educational initiatives, and additional improvements planned for the Farm.

Summary

Mr. Wallace's presentation highlighted the successful completion of the Eastport Community Farm Greenhouse, the May 18 ribbon-cutting ceremony, expanded year-round educational opportunities, and the continued value of collaborative partnerships among HACA, nonprofit organizations, volunteers, and residents. Commissioners commended the organization for its continued investment in community development and youth engagement and thanked Mr. Wall for his informative presentation.

Speaker

Mr. Phelps

Resident, Morris H. Blum Senior Apartments

Chairman **Bishop Coates** recognized **Mr. Phelps** to address the Board.

Mr. Phelps introduced himself by stating that he has served as a whistleblower regarding conditions at **Morris H. Blum Senior Apartments** and expressed his intention to bring what he described as ongoing concerns regarding the property to the attention of the Board of Commissioners.

Mr. Phelps alleged that, despite the property's redevelopment, numerous construction and maintenance deficiencies continue to affect residents. He stated that, in his opinion, several aspects of the renovation work were not completed to an acceptable standard and requested that the Authority continue reviewing contractor performance and the quality of completed work.

Building Condition Concerns

Mr. Phelps raised several concerns regarding the physical condition of the building, stating that residents continue to observe issues they believe require additional investigation and corrective action.

Among the concerns he identified were:

- Visible cracking in portions of the building.
- Structural repairs that he believed warranted further review.
- Continued roof leaks following renovation work.
- Water intrusion that, according to Mr. Phelps, has contributed to moisture-related concerns in portions of the building.
- Plumbing failures and recurring pipe issues.
- Interior finishes, including paint and fixtures, that he believed had deteriorated prematurely.

Mr. Phelps expressed his opinion that portions of the construction work should be re-evaluated and suggested that the contractor should be held accountable for correcting deficiencies that remain unresolved.

Contractor Performance

Mr. Phelps questioned the quality of work performed during the redevelopment project and stated that, based on his observations, certain aspects of the renovation did not meet residents' expectations.

He specifically referenced concerns regarding:

- Roofing installation.
- Interior finish work.
- Flooring materials.
- Plumbing systems.
- General workmanship.

Mr. Phelps urged the Housing Authority to continue monitoring contractor performance and to pursue appropriate remedies whenever deficiencies are identified during warranty periods or post-construction inspections.

HUD Complaint

Mr. Phelps informed the Board that he had submitted concerns to HUD's Philadelphia Regional Office regarding what he believed to be deficiencies associated with the redevelopment project.

He stated that the complaint process required significant time and expressed dissatisfaction with the response he received. Mr. Phelps indicated that he believes his concerns regarding contractor performance and oversight warrant additional review by federal officials.

He also referenced concerns regarding organizational governance and conflicts of interest, encouraging continued transparency and accountability in matters involving redevelopment and the expenditure of public funds.

Maintenance Concerns

Mr. Phelps further discussed maintenance issues that he believes continue to affect residents at Morris H. Blum.

Among the items he referenced were:

- Flooring surfaces that he believes are difficult to maintain properly.
- The need for specialized cleaning equipment to maintain certain floor finishes.
- Concerns regarding the long-term maintenance of common areas.
- Resident expectations regarding the condition of a recently renovated building.

He encouraged continued oversight of maintenance operations to ensure that the facility continues to meet the needs of its senior residents.

Board Response

Chairman **Bishop Coates** thanked Mr. Phelps for appearing before the Board and sharing his concerns.

The Chairman acknowledged that resident feedback is an important part of the Board's oversight responsibilities and stated that concerns presented during the Public Comment period would be referred to the appropriate staff for review, as appropriate.

Because the comments involved specific allegations regarding property conditions, contractor performance, and individual resident concerns, the Board did not engage in detailed discussion during the Public Comment period. Chairman Coates reminded attendees that the purpose of public comment is to allow residents an opportunity to address the Board and that matters requiring investigation would be reviewed through the appropriate administrative channels.

Summary

Mr. Phelps addressed the Board regarding concerns related to the Morris H. Blum Senior Apartments redevelopment project. His comments focused on alleged construction deficiencies, ongoing maintenance issues, contractor performance, and complaints he reported submitting to HUD. The Board acknowledged his comments, thanked him for his participation, and advised that matters requiring review would be addressed through the appropriate administrative processes.

X. ADJOURNMENT

Following the conclusion of General Public Comments, Chairman **Bishop Coates** thanked all individuals who addressed the Board and expressed appreciation for their participation in the public meeting process.

The Chairman announced that the **next Regular Monthly Meeting of the Housing Authority of the City of Annapolis Board of Commissioners** would be held on **Tuesday, July 28, 2026**, and noted that the meeting would be conducted **in person**.

Motion to Adjourn

There being no further business to come before the Board, Chairman Coates requested a motion to adjourn the meeting.

Motion: To adjourn the Regular Monthly Meeting of the Board of Commissioners.

Motion by: *Not clearly identified in the transcript.*

Second by: *Not clearly identified in the transcript.*

The motion was properly seconded.

Chairman Coates called for a vote.

Vote

- **Ayes:** Unanimous
- **Nays:** None

The motion carried unanimously.

The Housing Authority of the City of Annapolis

Board of Commissioners Report

July 28, 2026

The Housing Authority of the City of Annapolis
Board of Commissioners

Bishop Craig Coates

Chairman

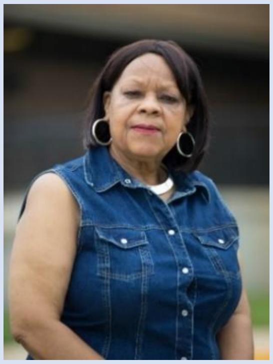
Patrick Sheridan

Vice-Chairman

Arthur Edwards, Jr.

Treasurer

Jackie Wells



Secretary

Kimberlee Cornett

Commissioner

Sharon Elliott

Commissioner

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Executive Director Report

July 2026 Executive Director/CEO

I presented an overview of our plans and vision for the future of HACA to City Council on July 13th. HACA 2035 will provide a framework for our agency and help realign the expectations of our stakeholders. There are many changes to come in how we conduct business and the expectations that should come along with those changes. Our vision and mission are the same. Our delivery of services will not be. I have provided my testimony and Q &A presented to City Council in this board packet.

We are interviewing several firms for strategic planning and business restructuring services and will present our recommendation for your approval.

We completed the submission of the tax credit application for Eastport Terrace/Harbour House for Phase 1 (150 Units). The securing of financing is underway.

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

Development/Capital Projects

- Several environmental and civil surveys are being conducted at Robinwood and Bloomsbury Square this month.
- We are still waiting on the finalization of the MOUs associated with the City ($1M), the City's investment of $500,000 for capital needs for public housing and the Pool Program funds and related agreements ($44K).

Finance

- We posted the FY 2026-2030 Capital Fund Budget for public comment this month.
- The FDS Schedule is being worked on and will be submitted by August 31st timely.

Operations/ Management/HCVP

- **HUD BENCHMARK -** Our PIC score for the HCVP is **93.85%** and PH **95.57%** programs. Reporting compliance minimum score is 95% for both programs. The HCVP is working to get above 95%. PIC Scores reflect move-in, move-out, recertification and interim updates.
- We have not received a recent report for the Annual City inspections this month.

Legal/Compliance

- We submitted the first Recovery Agreement report on July 1, 2026.
- We submitted a compliance update report to DHCD for Bloomsbury Square by July 10th.
- HUD did not approve of the FY 2026 Annual Plan They stated the notice language needed to be changed and as well some. We have revised according to their standards and are seeking their review and input prior to posting again.
- The FY 2026-2023 Capital Fund Plan was posted this month for public comment.

- There is a tentative settlement being negotiated among the parties for the Fisher and Johnson cases. The City's insurance carrier is reviewing the settlement.

Resident Services

- I will attend a Moments with Melissa meeting with residents to obtain their feedback at Bloomsbury Square on July 22nd.

City/County/State Partnerships

- Attended weekly meetings with the City's Housing Affordability Specialist and Community Development Staff.
- Attended City Council meeting on July 13th.
- I met with Mayor Littmann and City Manager Lewis, to discuss HACA related issues and ways the City can improve its partnership with HACA.

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

Executive Director/CEO
Melissa Maddox-Evans

Understanding *HACA 2035*

A Guide to the Future of Affordable Housing in Annapolis

1. What is *HACA 2035*?

HACA 2035 is the Housing Authority of the City of Annapolis' long-term framework for ensuring affordable housing remains a permanent part of Annapolis' future.

It begins with a simple recognition: HACA's mission has not changed, but the environment in which that mission must be fulfilled has. Today's housing authorities must do more than manage public housing. They must steward public assets, lead redevelopment, assemble long-term investment, build durable partnerships, and preserve opportunity for future generations.

HACA 2035 prepares the Authority for that reality. It aligns redevelopment, governance, financial stewardship, and community partnership around a single purpose: ensuring HACA remains capable of fulfilling its public mission in a changing housing environment.

Affordable housing is no longer the responsibility of any single institution. It is a shared civic responsibility. HACA's role is to lead that work, build the partnerships that make it possible, and ensure today's decisions leave future generations with stronger communities and greater opportunity than the ones we inherited.

2. Why Does Annapolis Need *HACA 2035*?

Affordable housing is no longer defined simply by the ownership and management of traditional public housing properties. It has become an exercise in long-term institutional stewardship, requiring sustained public and private investment, sophisticated financing, strategic redevelopment, disciplined governance, and partnerships capable of preserving affordability across generations.

HACA 2035 recognizes that affordable housing is no longer sustained through individual projects or isolated decisions. It establishes an institutional framework for aligning redevelopment, financial stewardship, governance, resident stability, and community partnerships around a single long-term purpose: preserving affordable housing while strengthening the communities it serves.

The objective is not simply to preserve buildings. Buildings are one of the tools. The larger responsibility is to preserve opportunity, strengthen neighborhoods, and ensure public investment continues creating value for future generations.

Ultimately, *HACA 2035* is designed to ensure that the decisions we make today leave Annapolis with a stronger institution, stronger communities, and greater housing opportunity than the ones we inherited. That is how we honor our responsibility not only to today's residents, but to those who will depend on affordable housing decades from now.

3. Is HACA Changing Its Mission?

No.

HACA's mission remains exactly what it has always been: preserving affordable housing and serving the residents who depend on it. That public purpose has not changed, and it should not change.

What has changed is the environment in which that mission must be fulfilled. Housing authorities were once measured primarily by the housing they managed. Increasingly, they will be measured by the communities they help sustain, the public assets they steward, and their ability to preserve affordability for future generations.

That evolution reflects changes that have taken place across the country over the past three decades. Affordable housing today depends on redevelopment, sophisticated financing, public-private partnerships, regulatory compliance, long-term asset management, and collaboration among federal, state, county, municipal, nonprofit, and private-sector partners. Housing authorities have become institutional stewards responsible for protecting both public investment and community opportunity over the long term.

The mission has not changed. The responsibility has.

HACA 2035 recognizes that reality. It is designed to ensure the Authority continues fulfilling its mission by evolving with the environment in which affordable housing now operates, rather than relying on a model that no longer exists.

4. Why Are You Introducing *HACA 2035* Now?

HACA 2035 represents the next stage of a transition that began when I arrived in Annapolis in 2019. My initial responsibility was to stabilize the institution, strengthen governance, improve operations, restore organizational discipline, and advance redevelopment already underway. Those priorities remain essential because lasting transformation is only possible when it is built on a stable institutional foundation.

Today, HACA has reached a different point in its evolution. The affordable housing environment has changed fundamentally over the past three decades, and the institutions responsible for preserving affordable housing must evolve with it. *HACA 2035* establishes the long-term framework for that evolution. It shifts the conversation from managing housing to stewarding public assets, strengthening partnerships, modernizing aging communities, and preserving affordable housing in ways that will continue serving Annapolis for generations.

This is not the beginning of a new initiative. It is the public articulation of an institutional direction that has been taking shape over several years. *HACA 2035* is less about changing

HACA's mission than ensuring the institution remains capable of fulfilling that mission in a world that has changed around it.

5. How Will *HACA 2035* Transform the Housing Authority?

Physical Transformation: moving from obsolete concentrations of poverty toward modern, economically integrated communities designed around safety, livability, stability, and reinvestment.

Institutional Transformation: repositioning HACA from a reactive manager of distressed housing inventory into a strategic asset manager and redevelopment platform capable of coordinating capital, partnerships, sequencing, and long-term community investment.

Resident Stability and Upward Mobility: strengthening support systems, connecting residents to opportunity, supporting workforce access, encouraging pathways to homeownership where appropriate, and tying redevelopment to real resident outcomes.

Governance and Fiscal Sustainability: strengthening institutional discipline, improving transparency and compliance, diversifying revenue, and building a financial model capable of sustaining deeply subsidized housing while supporting broader mixed-income redevelopment goals.

6. How Will *HACA 2035* Change the Way HACA Operates?

HACA 2035 reflects the evolution of what a housing authority must be in order to fulfill its public mission in today's affordable housing environment.

The mission remains unchanged. Our responsibility is still to preserve affordable housing and serve the residents who depend on it. What has changed is the breadth of that responsibility. Today's housing authorities must do more than manage properties. They must steward public assets, strengthen institutional capacity, coordinate redevelopment, assemble long-term investment, build durable partnerships, and position communities to preserve affordability for generations to come.

That evolution requires HACA to think beyond day-to-day operations. It places greater emphasis on long-range planning, financial stewardship, governance, resident outcomes, and the institutional discipline necessary to make decisions that strengthen both today's communities and tomorrow's opportunities.

The future of HACA will not be defined by the number of buildings it manages. It will be defined by the long-term value it creates for residents, neighborhoods, and the public that entrusted those assets to its care. Institutions do not fulfill their mission by remaining the same. They fulfill it by evolving with the environment around them while remaining faithful to the purpose for which they were created. That is the purpose of HACA 2035.

7. Who Is Responsible for Affordable Housing in Annapolis?

Affordable housing has always been a shared civic responsibility. *HACA 2035* does not redefine that responsibility. It recognizes it.

Shared responsibility does not diminish HACA's role or accountability. On the contrary, it strengthens both. HACA remains the institution entrusted with stewarding affordable housing in Annapolis. But no housing authority, regardless of its commitment or capability, can independently preserve affordable housing in today's environment.

Success depends on the coordinated efforts of local government, Anne Arundel County, the State of Maryland, HUD, private investment, lenders, nonprofit organizations, employers, philanthropic partners, and the broader community. Each has a distinct role to play. The long-term success of affordable housing depends not on any one institution acting alone, but on those institutions acting together with a shared understanding of the responsibility they collectively hold.

That is one of the central ideas behind HACA 2035. The future of affordable housing will not be determined by the strength of any single organization. It will be determined by the strength of the partnerships that community is able to build, sustain, and steward over time.

8. Is HUD stepping away from affordable housing?

No.

HUD remains an indispensable partner, regulator, and source of federal investment. Nothing about *HACA 2035* changes that relationship. Affordable housing will continue to depend on a strong federal partnership.

What has changed is not HUD's importance, but the way affordable housing is financed, developed, and preserved. Over the past three decades, housing authorities across the country have increasingly relied on mixed-finance redevelopment, public-private partnerships, tax credits, private investment, and stronger collaboration among federal, state, and local partners to preserve affordability and modernize aging communities.

That evolution reflects the reality of today's housing environment. *HACA 2035* is not a departure from that reality. It is Annapolis' long-term strategy for succeeding within it. By strengthening institutional capacity, building durable partnerships, and stewarding public assets responsibly, HACA will be better positioned to preserve affordable housing for current residents and future generations alike.

9. Why is Partnership Such a Central Theme?

Because partnership is how affordable housing succeeds today.

The challenges facing affordable housing have grown beyond the capacity of any single institution to solve independently. Preserving affordability, modernizing aging communities, attracting long-term investment, and creating pathways to opportunity require the coordinated efforts of government, private capital, nonprofit organizations, employers, lenders, and civic leadership. Each brings capabilities that no other institution can fully provide on its own.

Partnership is not simply about sharing resources. It is about aligning responsibilities around a common public purpose. The strongest affordable housing systems are built when institutions understand both their individual roles and their collective responsibility for long-term success.

That is why partnership sits at the center of HACA 2035. It is no longer simply one strategy among many. It is the institutional model through which affordable housing will be preserved, strengthened, and sustained for future generations.

10. You Reference More Than $500 Million in Future Investment. Is That Realistic?

Yes.

The scale of the investment reflects the scale of the responsibility. Preserving affordable housing for future generations requires far more than maintaining existing buildings. It requires renewing aging communities, modernizing critical infrastructure, preserving public assets, and creating housing that remains affordable and financially sustainable for decades to come.

That level of investment will not occur all at once, nor will it come from any single source. Like successful affordable housing initiatives across the country, it will be achieved over many years through disciplined planning, responsible stewardship, and partnerships that align public resources, private investment, and long-term community commitment.

The question is not whether Annapolis can afford to make those investments. The better question is whether we can afford not to. Every year deferred investment increases future costs, limits future options, and places additional pressure on the housing opportunities that current and future residents will depend upon.

HACA 2035 establishes the institutional framework for making those investments deliberately, responsibly, and transparently so that the public assets entrusted to HACA continue creating opportunity for generations to come.

11. Does HACA have the financial capacity to accomplish everything outlined in *HACA 2035*?

The better question is not whether HACA has enough money. It is whether Annapolis has the institutional capacity and partnerships necessary to preserve affordable housing for the next generation.

No housing authority can accomplish that responsibility alone, and *HACA 2035* does not assume otherwise. Affordable housing has evolved into one of the most partnership-dependent responsibilities in local government. Success depends on aligning public leadership, private investment, lenders, state and federal programs, tax credits, nonprofit organizations, and community partners around a common long-term purpose.

Financial capacity is built, not simply appropriated. Communities that consistently preserve affordable housing are those that develop the institutional discipline, governance, credibility, and partnerships necessary to attract long-term investment. Capital follows confidence, and confidence is earned through responsible stewardship.

That is HACA's role. We are entrusted with stewarding significant public assets, assembling the partnerships that make long-term investment possible, and ensuring those investments continue serving residents for generations. *HACA 2035* provides the institutional framework for accomplishing that responsibility.

12. Your occupancy rate is below HUD's goal. Why should the public have confidence in HACA?

Occupancy matters, and we take it seriously. Every available home represents an opportunity for a family, senior, or individual who needs affordable housing, and our responsibility is to return homes to service as quickly and responsibly as possible.

At the same time, occupancy is only one measure of institutional performance. Many of the units currently offline are undergoing repairs or are part of redevelopment efforts designed to improve their quality, safety, longevity, and long-term viability. Returning a unit to service quickly is important. Returning it in a condition that will continue serving residents for years to come is equally important.

Our objective is not simply to increase occupancy for the next quarterly report. It is to strengthen the long-term performance of the entire housing portfolio while continuing to move more families into safe, quality housing. Those responsibilities are complementary, not competing.

Occupancy tells us something about today's operations. Stewardship tells us whether these homes will continue serving Annapolis twenty years from now. HACA is committed to both because residents deserve both.

13. Does Redevelopment Mean Residents Will Be Displaced?

Protecting residents is not separate from redevelopment. It is one of redevelopment's primary purposes.

HACA's objective is to preserve affordable housing while improving the quality, safety, and long-term sustainability of the communities people call home. That requires careful planning, transparent communication, and redevelopment strategies that place resident stability at the center of every decision.

Redevelopment should not be understood as replacing communities. It is about renewing them. The goal is to modernize aging housing, strengthen neighborhoods, and create communities that continue serving current residents while remaining affordable and sustainable for future generations.

Every redevelopment decision must ultimately be measured by one question: Does it leave residents and the community stronger than they were before? That is the standard *HACA 2035* is designed to achieve.

14. Why Include Market-Rate Housing in HACA's Future?

Financial sustainability protects affordability. It does not compete with it. The long-term preservation of affordable housing depends on communities that are economically resilient enough to sustain reinvestment over time.

The purpose of mixed-income housing is not to reduce affordable housing. It is to strengthen it. Communities that include a range of housing options are better positioned to attract investment, support neighborhood stability, improve access to opportunity, and generate the long-term financial capacity necessary to preserve deeply affordable housing for the residents who depend on it.

Market-rate housing is one of the tools that helps create that balance. It does not replace HACA's public mission. It helps make that mission sustainable in an affordable housing environment that increasingly depends on diversified financing, long-term asset stewardship, and public-private partnership.

HACA's responsibility is not simply to preserve affordable units. It is to preserve affordable housing as a permanent part of Annapolis' future. *HACA 2035* recognizes that financial sustainability and public purpose are not competing objectives. They are mutually reinforcing responsibilities.

15. What Does *HACA 2035* Mean for Residents?

It means HACA is planning not only for the housing needs of today's residents, but for the opportunities available to future residents as well.

Residents deserve more than an affordable place to live. They deserve neighborhoods that are safe, well maintained, economically resilient, connected to opportunity, and capable of supporting families, seniors, and individuals for generations. Affordable housing should create the stability from which people can build their lives, not simply provide a roof over their heads.

HACA 2035 is designed to strengthen that foundation. It aligns redevelopment, financial stewardship, resident stability, and long-term community investment around a single purpose: ensuring affordable housing remains a permanent source of opportunity in Annapolis rather than a temporary response to housing need.

Ultimately, HACA 2035 is about stewardship. The homes we preserve, the neighborhoods we strengthen, and the decisions we make today should leave future residents with greater opportunity than the one we inherited. That is our responsibility, and that is the standard by which HACA should be judged.

16. How Will You Know if *HACA 2035* Succeeds?

Success will be measured by far more than the number of buildings we complete or redevelopment projects we undertake.

It will be reflected in stronger neighborhoods, better housing conditions, sound financial stewardship, effective governance, resilient partnerships, and expanded opportunities for the residents and families who depend on affordable housing. Those outcomes are the true measure of whether HACA is fulfilling its public mission.

Most importantly, success will be measured by what we leave behind. The decisions we make today should leave Annapolis with stronger public assets, a stronger institution, and greater opportunity than we inherited. Future leaders should inherit an organization that is better positioned to preserve affordable housing, respond to changing conditions, and serve generations of residents yet to come.

That is the purpose of *HACA 2035*. It is not simply a plan for redevelopment. It is a long-term commitment to institutional stewardship so that the mission of affordable housing remains stronger tomorrow than it is today.

17. What Role Does the Mayor and City Council Play in *HACA 2035*?

Continued partnership, grounded in a shared understanding of the challenges and opportunities facing affordable housing.

Every lasting partnership begins with a shared understanding of reality. Today's affordable housing environment is fundamentally different from the one housing authorities operated within a generation ago. The institutions responsible for preserving affordability must evolve accordingly, and that evolution requires alignment among elected officials, public agencies, private partners, and the community they collectively serve.

The Mayor and City Council play an essential leadership role in that process. Their partnership with HACA extends beyond supporting individual redevelopment projects. It includes helping establish the long-term policy environment in which affordable housing can be preserved, public assets can be responsibly stewarded, and institutional decisions can be made with confidence and continuity.

HACA is committed to transparency, accountability, and collaboration throughout that process. *HACA 2035* is intended to provide a common framework for those conversations so that our decisions reflect not only today's priorities, but our shared responsibility to future generations of Annapolis residents.

18. What Is HACA 2035 Ultimately Trying to Accomplish?

At its core, HACA 2035 is about ensuring the Housing Authority remains capable of fulfilling its mission in a world that continues to change.

Great institutions do not become irrelevant because their mission loses importance. They become irrelevant when they fail to evolve as the world around them changes. HACA 2035 recognizes that preserving affordable housing in the future will require different tools, broader partnerships, stronger governance, greater institutional capacity, and a longer-term perspective than ever before.

Ultimately, HACA 2035 is an investment in the institution itself. Its purpose is to ensure that decades from now the Housing Authority remains trusted, capable, and prepared to preserve affordable housing, strengthen communities, and create opportunity for the people of Annapolis.

That is the true measure of HACA 2035. Not whether it changes the mission, but whether it preserves HACA's ability to fulfill that mission for generations to come.

"Every generation inherits public institutions shaped by the decisions of those who came before it. Our responsibility is not simply to manage those institutions. It is to strengthen them so that those who follow inherit something more capable, more resilient, and better prepared to fulfill the public purpose for which it was created. That is the responsibility of leadership."

– Melissa Maddox-Evans, Executive Director and CEO

HACA 2035: From Stabilization to Long-Term Stewardship

The mission has not changed. The responsibility has.

HACA is moving from an inherited public housing operating model toward a modern asset management organization capable of protecting affordability over the long term.

Inherited Model

The inherited model

- Federal dependence
- Aging housing inventory
- Deferred capital investment
- Reactive property management
- Concentrated poverty
- Limited redevelopment tools

Transition Underway

2019-2026 stabilization

- STABILIZE: Governance, transparency, financial discipline
- MODERNIZE: Operations, redevelopment, portfolio management
- REPOSITION: Partnerships, capital strategy, institutional capacity
- PREPARE: HACA 2035 organizes the next phase

HACA 2035

The future operating model

- Modern asset management
- Long-term stewardship
- Mixed-income communities
- Public-private investment
- Resident opportunity
- Financial sustainability

HACA 2035 priorities

The framework organizes the Authority, partners, and community around the housing future Annapolis has already entered.

Physical Transformation

Modern, economically integrated communities

Institutional Transformation

Strategic asset manager and redevelopment platform

Resident Stability & Mobility

Support systems tied to real resident outcomes

Governance & Fiscal Sustainability

Discipline, transparency, compliance, and revenue

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Finance Report

Rent Collection

By Property:

Housing Authority of the City of Annapolis Collections Report										
6/30/2026										
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	80	21,346.16	11,243.80	53%	80	$ 21,520.82	11,835.55	55%	$ (174.66)	$ (591.75)
Harbour House	240	72,284.22	52,890.02	73%	237	$ 72,447.25	56,593.75	78%	$ (163.03)	$ (3,703.73)
Robinwood	133	63,459.52	42,794.32	67%	131	$ 60,749.55	36,573.95	60%	$ 2,709.97	$ 6,220.37
Bloomsbury Square	49	24,100.05	23,676.36	98%	50	$ 23,521.87	19,309.37	82%	$ 578.18	$ 4,366.99
Totals	**502**	**$181,189.95**	**$130,604.50**	**73%**	**498**	**$ 178,239.49**	**$ 124,312.62**	**69%**	$ 2,950.46	$ 6,291.88

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	14	14	100%	34	33	98%
Eastport/Harbour House	63	60	96%	258	227	88%
Robinwood	36	35	98%	139	125	90%
HACA Managed Total	113	109	98%	431	385	92%

Routine Work Orders Generated

Property	Month	Year to Date
	WO Count	WO Count
Bloomsbury Square	38	149
Eastport/Harbour House	79	515
Robinwood	28	329
HACA Managed Total	145	993

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

Property	Occupied	Vacant	Grand Total	Occupancy Rate
554	505	49	554	92%

Move-ins/Move-Outs/Transfers

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

Occupancy Rate - Agency Wide		
April	**May**	**June**
89%	**90%**	**92%**

Current Waiting List

Public Housing	Total Number
Total	**1891**

Housing Choice Voucher Program	Total Number
Total	**568**
	Grand Total 2459A

Operations Report – Housing Choice Voucher Program

JUNE 2026 Activity
Section I: Tenant-Based Voucher Program

	JUNE 2026
Allocated*	770
Under Contract	700
Vouchers Issued	0-Emergency Vouchers
Termination of Assistance	0
Portability Port Out Portability Port In	0 0

***Reflects the regular vouchers plus VASH Vouchers**
Section II: Homeownership Program

	JUNE 2026
Participants	1

Section IV: PIC SCORES

	JUNE 2026
PIC	92.99%

Section III: Additional Highlights
- **Number of Landlord checks (HAP) processed - 700**
- **Landlord Checks (HAP) Issued Total - $819,015.00**

Development Report

Development Report

Redevelopment In Process

Community	Developer	Estimated Financial Closing & Construction Start	Estimated Construction Completion & Lease Up Start	Units
Harbour House/Eastport	Monadnock/Genesis/NFP	2028	2033/2034	357 replacement units and 365 additional units
Robinwood	CHP	2027	2029	150 replacement units and 84 additional units
Bloomsbury	CHP	2027	Summer 2028	51

Capital and Redevelopment Projects

- **City of Annapolis**
  - CNI (Choice Neighborhood Initiative) 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.

    o We had community meetings on April 17th and 18th 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

- An RFQ for developers was advertised for Robinwood, Bloomsbury Square and Harbour House/Eastport Terrace.
- HUD-CHAPs were approved for Bloomsbury Square and Robinwood, which authorizes us to begin the redevelopment process.
- HACA received five proposals from the developers by the deadline of May 4, 2023.
- 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 31st. 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 29th 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 26th meeting. A meeting was held on October 8th to introduce the development team to the community and to provide an update on the redevelopment process.
- HUD issued the NOFO for the CNI Implementation Grant in December 2025 with the application deadline of March 9, 2026. On January 9th, 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. The CNI application was submitted on March 6, 2026. And HACA is still waiting to hear back from HUD.
- It is expected that the development team will submit the 9% tax credit application for Phase IA involving 100 units in July 2026.

- 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 8th and December 10th, 2025, respectively. A resident survey was conducted by CHP staff, with assistance from HACA staff, for the two communities on February 10th and 11th, 2026. Financing closings for Bloomsbury and phase I Robinwood are scheduled for Spring 2027 and Summer 2027, 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.
- It is expected that HACA's Board will consider the Development Rights Agreement for Bloomsbury Square for their approval during their June 2026 meeting.

Resident Services Board Report

Resident Services Board Report – June 2026

FSS Program Highlights

I wanted to share some recent accomplishments resulting from our partnership with Quadel to strengthen HACA's Family Self-Sufficiency (FSS) Program. Through this collaboration, we conducted a comprehensive audit of the FSS participant files, program management processes, and grant administration. I am pleased to report that the program is now fully organized, compliant, and in excellent standing.

In addition, we have increased FSS program enrollment by **30%**, expanding opportunities for resident participation. We are also proud to report that the majority of residents who enrolled in the program in 2018 have successfully completed the program and graduated, demonstrating the positive impact of our efforts to support long-term financial self-sufficiency.

 Completed comprehensive manual escrow audits for 35 current and recently exited FSS participants, including over 300 quality-controlled escrow calculations and verification of participant enrollment, income, rent, and escrow balances. Updated balances were provided to Finance for transfer to the HACA FSS escrow account.

 Developed a centralized FSS participant tracking system to improve recordkeeping, monitor participant milestones, and strengthen quality control.

 Achieved HUD FSS training compliance, with HACA staff completing required Quadel-recommended trainings and meeting HUD certification requirements.

 Created a HACA-specific escrow calculation worksheet with automated formulas, historical income limits, interest calculations, and standardized reporting tools to improve accuracy and consistency.

 Completed a comprehensive PIC data audit and cleanup, correcting enrollment and exit records, properly exiting more than 20 participants, and training staff on accurate PIC reporting and corrections.

 Identified and corrected procedural issues affecting Yardi escrow accuracy, implemented staff training on proper enrollment procedures, and resolved duplicate record issues.

 Developed an FSS roles and responsibilities matrix and provided recommendations to strengthen HACA's FSS Action Plan.

- Ongoing: Updating FSS Standard Operating Procedures using a RASCI framework and developing HACA-specific FSS training materials to support long-term program consistency and compliance.

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- Ongoing: Updating FSS Standard Operating Procedures using a RASCI framework and developing HACA-specific FSS training materials to support long-term program consistency and compliance.

Family Self Sufficiency and Homeownership

FSS and Homeownership	
FSS Contracts	30

FSS Escrow Accounts	30
Contracts in HCVP	21
Contracts in PH	9
Release of Escrow Credits	1
Contracts Terminated/Graduated (pending)	0
New Contracts Completed	1
Resources and Referrals	9
New Homeownership Clients Case management appointments	0 28

Case Management

Case Management Services	
Red Cross Event -BBS	6
YWCA event- RW	3
YWCA event- BBS	5
Dept of Health- RW	7
Resident case management contacts for issues such as rent payments, wellness checks, eye exams/glasses, dental, 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.	66
Total: Contacts - Calls/Activities	87

Resident Opportunity and Self Sufficiency

ROSS	
Home Visits	9
GED Prep Workshop	11
Cornerstone Church Giveaway	64
United Bank –"Budgeting during a Crisis Event"	14
Case management and home visits ROSS Referrals Dept of Aging, Hope for All, DSS, Digital Literacy, SNAP applications, SSDI and SSI application assistance	49
Black Excellence Field Trip	7
TOTAL	154

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, 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 lower than budgeted due to lower than budgeted occupancy. The total actual expenses were higher than budgeted expenses due to higher legal and administrative 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 $258,510. The projects accounts payables are $20,171 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: 06/30/2026	Interest Rate	Maturity Date
1	Hard debt	Enterprise Mortgage Investments, Inc.	$ 1,719,011	7.01%	10/3/2026
2	Cash flow	DHCD	$ 1,481,817	4%	5/1/2051
3	Cash flow	ACDS	$ 166,174	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, 2026

OCCUPANCY

Unit Type	Total Units	Occupied	Vacant	Total % Occupancy
1 bedroom	10	10	0	100%
2 bedrooms	22	20	2	91%
3 bedrooms	16	13	3	81%
4 bedrooms	2	1	1	50%

Current Month: **88%** Year to date Average: **95%**

NARRATIVES

Financial:
The income for the month was higher than budgeted due to higher than anticipated HAP Subsidy. The total controllable expenses were over budget due to higher 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 $47,582. The project accounts payables are $151,040 with $61,963 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: 6/30/2025	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, 2026

OCCUPANCY

Unit Type	Total Units	Occupied	Vacant	Total % Occupancy
1 bedroom	27	26	1	96%
2 bedrooms	17	16	1	94%
3 bedrooms	16	16	1	100%
4 bedrooms	3	3	0	100%

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

NARRATIVES

Financial:
The rental income for the month was in line with budgeted. The total controllable expenses over budget due to higher than anticipated utility and maintenance 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 $148,390 and accounts payable is $74,841 with $59,211 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: 06/30/2026	Interest Rate	Maturity Date
1	Hard debt	Severn Savings Bank FSB	$ 1,349,708	6.625%	2029
2	Cash flow	DHCD	$ 2,963,863	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, 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	12	2	86%
4 bedrooms	5	5	0	100%

Current Month: **90%** Year to date Average: **90%**

NARRATIVES

Financial:
The income for the month was in line with budgeted income. The total controllable expenses was higher than budgeted 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 $133,323 and the projects accounts payables are $113,949 with $71,554 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: 6/30/2026	Interest Rate	Maturity Date
1	Hard debt	Capital One, N.A.	$ 1,211,926	5.75%	1/1/2032
2	Cash flow	DHCD	$ 1,645, 255	2%	9/1/2056
3	Cash flow	DHCD	$ 1,225,000	2%	9/1/2056
4	Cash flow	HACA	$ 605,748	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, 2026

OCCUPANCY

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

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

NARRATIVES

Financial:
The rental income for the month was lower than budgeted due to lower than anticipated HAP Subsidy. The total controllable expenses were over budget due to higher than expected utility and 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 $122,880. The project accounts payables are $68,637 with $1,058 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	$ 9,051,662	3.82%	7/1/2041
2	CDA Rental Housing Works Fund	$ 2,404,981	0	12/31/2062
3	CDA Housing Trust Fund	$ 904,981	0	12/31/2062
4	CDA Rental Housing Fund	$1,262,338	0	12/31/2062
5	ACDS Home Investment Partnership Program	$692,829	0	12/31/2062
6	HACA	$929,473	0	12/31/2062
7	HACA	$1,700,795	1.31%	12/31/2062

HOUSING AUTHORITY OF THE CITY OF ANNAPOLIS
Consolidated Financial Summary

PROPERTY SUMMARY REPORT

MONTH ENDING	June 30, 2026	**Funding Source**	Federal & Non Federal
PROJECT	N/A	**State Agency**	N/A
PROPERTY CODE	.hcvprop^.phprop^.youth^pross14^pcdbg18^pcentral^pcfpg15^pcfpg24^pcfpg23^pcfpg18^pcfpg19^pcfpg20^pcfpg21^pcong^pfss^panngdn^pccobery^pnccober^pnt20^pobery3^pblum^pfssforf^pcnp^pcannap^pcounty^pyouthbb^pyouthrw	**Partnership**	N/A
LOCATION	Annapolis, Md	**Financing**	N/A
		Type of Property	Entity Wide

SUPPLEMENTAL DATA

CASH/RESERVE A/C's	**PRIOR MONTH BALANCE**	**DEPOSITS & INTEREST**	**WITHDRAWALS**	**ENDING BALANCE**
Cash Operating	357,996	9,697	(356,334)	11,359
Cash Restricted-Security Deposits	7,575	0	(421.48)	7,154.11
Cash Restricted-HAP	-	-	-	-
TOTAL	$ 365,571	$ 9,697	$ (356,756)	$ 18,513

MORTGAGE/DEBT SERVICE	**YTD INT PAID**	**YTD PRIN PAID**	**PRINCIPAL BALANCE**
	N/A	N/A	N/A

OTHER SIGNIFICANT ACCOUNTS	**PRIOR BALANCE**	**CHARGES**	**PAYMENTS**	**ENDING BALANCE**
Resident Receivables, Net	290,762	534,901		825,663
Accounts Payable	(677,541)		(23,918)	(701,459)
Tenant Rental Income	-	-	1,975,222	1,975,222
HUD Revenue	1,132,195	(1,012,951)	17,602,656	17,721,900

OCCUPANCY SUMMARY

Unit Type	**Total Units Available**	**Vacancies**	**Total Units Occupied**	**Percent Occupancy**
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%
Total PUBLIC HOUSING RESIDENTIAL	544	84	460	85%

Unit Type	**UMA**	**UML**	**Percent Occupancy**
# of Vouchers	1,590	1,205	75.8%

HOUSING AUTHORITY OF THE CITY OF ANNAPOLIS
Central Office Cost Center

PROPERTY SUMMARY REPORT

MONTH ENDING	June 30, 2026	**Funding Source**	Fee Revenue & Development Income
PROJECT	Central Office	**State Agency**	N/A
PROPERTY CODE	pcentral	**Partnership**	N/A
LOCATION	Annapolis, Md	**Financing**	N/A
		Type of Property	Main Office

ACTIVITY YEAR TO DATE

	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
OPERATING INCOME	$ 1,589,714	$ 1,303,086	$ (286,628)
OPERATING EXPENSES	$ 1,589,714	$ 1,337,198	$ (252,516)
NET OPERATING INCOME	$ -	$ (34,112)	$ (34,112)

SUPPLEMENTAL DATA

CASH/RESERVE A/C's	PRIOR BALANCE	DEPOSITS & INTEREST	WITHDRAWALS	ENDING BALANCE
Cash Operating	$ (116,760)	1,188,292	(2,100,305)	$ (1,028,773)
Cash Restricted-Security Deposits	$ -	$ -	$ -	$ -
Cash Restricted-FSS Escrow	$ -	$ -	$ -	$ -
Cash Restricted-HAP	$ -	$ -	$ -	$ -
TOTAL	$ (116,760)	$ 1,188,292	$ (2,100,305)	$ (1,028,773)
TOTAL NET OF INTERFUND	$ 216,695	$ 2,147,254	$ (2,113,941)	$ 250,008

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

OTHER SIGNIFICANT ACCOUNTS	PRIOR BALANCE	CHARGES	PAYMENTS	ENDING BALANCE
Interprogram due from other programs	$ 333,455	$ 958,962	$ (13,636)	$ 1,278,780
Admin Fee Income	$ -		$ -	$ -

"The Housing Authority maintains one operating bank account for all programs. Individual program cash balances reflect accounting allocations of that bank account. Therefore, the Board should evaluate the Authority's overall cash position using 'Total Cash Net of Interfund,' which eliminates internal program allocations and reflects the actual agency cash available."

HOUSING AUTHORITY OF THE CITY OF ANNAPOLIS
Eastport Terrace

PROPERTY SUMMARY REPORT

MONTH ENDING	June 30, 2026	**Funding Source**	Federal - Operating Subsidy
PROJECT	Eastport Terrace	**State Agency**	N/A
PROPERTY CODE	pept	**Partnership**	N/A
LOCATION	Annapolis, Md	**Financing**	N/A
		Type of Property	Public Housing

ACTIVITY YEAR TO DATE

	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
OPERATING INCOME	$ 907,370	$ 687,898	$ (219,472)
OPERATING EXPENSES	$ 827,060	$ 896,561	$ 69,501
NET OPERATING INCOME	$ 80,310	$ (208,664)	$ (288,974)

**Note budget for EPT & HH was not separated by AMP. Combined reports provided for budget to actual. 25% budget used for EPT*

SUPPLEMENTAL DATA

CASH/RESERVE A/C's	PRIOR BALANCE	DEPOSITS & INTEREST	WITHDRAWALS	ENDING BALANCE
Cash Operating	$ (265,603)	$ 765,152	$ (1,020,576)	$ (521,027)
Cash Restricted-Security Deposits	$ -	$ -		$ -
Cash Restricted-FSS Escrow	$ -	$ -	$ -	$ -
TOTAL	$ (265,603)	$ 765,152	$ (1,020,576)	$ (521,027)

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

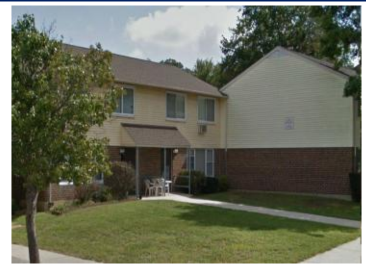
OTHER SIGNIFICANT ACCOUNTS	PRIOR BALANCE	CHARGES	PAYMENTS	ENDING BALANCE
Resident Receivables, Net	$ 22,496	$ 355,222	$ (284,151)	$ 93,567
Project Payables	$ 39,175	$ (545,050)	$ 526,230	$ 20,355
Tenant Rental Income	$ -	$ (48,380)	$ 288,287	$ 239,907
Operating Subsidy Revenue	$ -	$ (34,276)	$ 466,708	$ 432,432

OCCUPANCY SUMMARY

Unit Type	Total Units Available	Vacancies	Total Units Occupied	Percent Occupancy
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
Total RESIDENTIAL	84	13	71	82%

HOUSING AUTHORITY OF THE CITY OF ANNAPOLIS
Robinwood

PROPERTY SUMMARY REPORT



MONTH ENDING	June 30, 2026	**Funding Source**	Federal - Operating Subsidy
PROJECT	Robinwood	**State Agency**	N/A
PROPERTY CODE	prw	**Partnership**	N/A
LOCATION	Annapolis, Md	**Financing**	N/A
		Type of Property	Public Housing

ACTIVITY YEAR TO DATE

	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
OPERATING INCOME	$ 1,710,327	$ 1,462,447	$ (247,881)
OPERATING EXPENSES	$ 1,692,307	$ 1,495,774	$ (196,533)
NET OPERATING INCOME	$ 18,020	$ (33,327)	$ (51,347)

SUPPLEMENTAL DATA

CASH/RESERVE A/C's	PRIOR BALANCE	DEPOSITS & INTEREST	WITHDRAWALS	ENDING BALANCE
Cash Operating	$ (24,897)	$ 1,737,929	$ (1,960,100)	$ (247,069)
Cash Restricted-Security Deposits	$ -	$ -	$ -	$ -
Cash Restricted-FSS Escrow	$ -	$ -	$ -	$ -
TOTAL	$ (24,897)	$ 1,737,929	$ (1,960,100)	$ (247,069)

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

OTHER SIGNIFICANT ACCOUNTS	PRIOR BALANCE	CHARGES	PAYMENTS	ENDING BALANCE
Resident Receivables, Net	$ 103,557	$ 1,246,913	$ (1,041,109)	$ 309,361
Project Payables	$ (124,365)	$ 1,140,998	$ (1,070,693)	$ (54,060)
Tenant Rental Income	$ -	$ (265,067)	$ 937,380	$ 672,313
Operating Subsidy Revenue	$ -	$ (57,009)	$ 826,833	$ 769,824

OCCUPANCY SUMMARY

Unit Type	Total Units Available	Vacancies	Total Units Occupied	Percent Occupancy
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%
Total RESIDENTIAL	149	24	125	85%

HOUSING AUTHORITY OF THE CITY OF ANNAPOLIS
Bloomsbury Square

PROPERTY SUMMARY REPORT

MONTH ENDING	June 30, 2026	**Funding Source**	Federal - Operating Subsidy
PROJECT	Bloomsbury Square	**State Agency**	N/A
PROPERTY CODE	pbbsq	**Partnership**	N/A
LOCATION	Annapolis, Md	**Financing**	N/A
		Type of Property	Public Housing

ACTIVITY YEAR TO DATE

	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
OPERATING INCOME	$ 573,639	$ 436,444	$ (137,195)
OPERATING EXPENSES	$ 518,777	$ 537,975	$ 19,198
NET OPERATING INCOME	$ 54,862	$ (101,531)	$ (156,393)

SUPPLEMENTAL DATA

CASH/RESERVE A/C's	PRIOR BALANCE	DEPOSITS & INTEREST	WITHDRAWALS	ENDING BALANCE
Cash Operating	$ 52,936.50	$ 508,222.49	$ (597,080.45)	$ (35,921.46)
Cash Restricted-Security Deposits	$ 7,575.17	$ 0.72	$ (422.20)	$ 7,153.69
Cash Restricted-FSS Escrow	$ -	$ -	$ -	$ -
TOTAL	$ 60,512	$ 508,223	$ (597,503)	$ (28,768)

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

OTHER SIGNIFICANT ACCOUNTS	PRIOR BALANCE	CHARGES	PAYMENTS	ENDING BALANCE
Resident Receivables, Net	$ 16,518	$ 337,405	$ (319,794)	$ 34,129
Project Payables	$ 40,007	$ (373,130)	$ 362,053	$ 28,931
Tenant Rental Income	$ -	$ (34,016)	$ 297,574	$ 263,558
Operating Subsidy Revenue	$ -	$ (13,679)	$ 186,299	$ 172,620

OCCUPANCY SUMMARY

Unit Type	Total Units Available	Vacancies	Total Units Occupied	Percent Occupancy
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
Total RESIDENTIAL	51	0	51	100%

HOUSING AUTHORITY OF THE CITY OF ANNAPOLIS
Housing Choice Voucher Program

PROPERTY SUMMARY REPORT

MONTH ENDING	June 30, 2026	**Funding Source**	Federal - Section 8 Program
PROJECT	HCVP	**State Agency**	N/A
PROPERTY CODE	.hcvprop	**Partnership**	N/A
LOCATION	Annapolis, Md	**Financing**	N/A
		Type of Property	Private LandLord

ACTIVITY YEAR TO DATE

	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
OPERATING INCOME	$ 8,334,825	$ 11,869,448	$ 3,534,623
OPERATING EXPENSES	$ 11,301,170	$ 11,174,508	$ (126,662)
NET OPERATING INCOME	$ (2,966,345)	$ 694,940	$ 3,661,285

SUPPLEMENTAL DATA

CASH/RESERVE A/C's	PRIOR BALANCE	DEPOSITS & INTEREST	WITHDRAWALS	ENDING BALANCE
Cash Operating	$ 92,771	$ 24,094,825	$ (23,542,458)	$ 174,728
Cash Restricted-Security Deposits	$ -	$ -		$ -
Cash Restricted-FSS Escrow	$ -	$ -	$ -	$ -
Cash Restricted-HAP	$ 283,682	$ 1,005,833	$ (819,105)	$ 470,410
TOTAL	$ 376,453	$ 25,100,658	$ (24,361,563)	$ 645,138

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

OTHER SIGNIFICANT ACCOUNTS	PRIOR BALANCE	CHARGES	PAYMENTS	ENDING BALANCE
HAP Subsidy Receivable	$ 109,406	$ -	$ -	$ 109,406
Admin Fee Income	$ -	$ (66,355)	$ 1,000,535	$ 934,180
HAP Subsidy	$ -	$ (608,918)	$ 11,444,455	$ 10,835,537
HAP Expenses	$ -	$ (10,234,211)		$ (10,234,211)

OCCUPANCY SUMMARY

Unit Type	UMA	UML	Percent Occupancy
# of Vouchers	882	748	84.8%

HOUSING AUTHORITY OF THE CITY OF ANNAF
Family Self Sufficiency Program

PROPERTY SUMMARY REPORT

MONTH ENDING	June 30, 2026	**Funding Source**	Federal - Operatin
PROJECT	Public Housing & HCVP Program Participants	**State Agency**	N/A
PROPERTY CODE	pfss	**Partnership**	N/A
LOCATION	Annapolis, Md	**Financing**	N/A
		Type of Property	N/A

ACTIVITY YEAR TO DATE

	YTD BUDGET	YTD ACTUAL
OPERATING INCOME	$ 115,094	$ 50,357
OPERATING EXPENSES	$ 109,113	$ 54,305
NET OPERATING INCOME	$ 5,981	$ (3,948)

SUPPLEMENTAL DATA

CASH/RESERVE A/C's	PRIOR BALANCE	DEPOSITS & INTEREST
Cash Operating	$ 1,390	$ 60,390
Cash Restricted-Security Deposits	$ -	$ -
Cash Restricted-FSS Escrow	$ -	$ -
TOTAL	$ 1,390	$ 60,390

MORTGAGE/DEBT SERVICE	YTD INT PAID
	N/A

OTHER SIGNIFICANT ACCOUNTS	PRIOR BALANCE	CHARGES
FSS Escrow Liability	$ -	$ 161,222.41
Project Payables	$ 5,917.12	$ (174,861.91)
FSS Grant Income	$ -	$ (10,033.16)
Operating Subsidy Revenue	$ -	$ -

OCCUPANCY SUMMARY

Unit Type	Total Units Available	Vacancies
1-bedroom	-	-
2-bedroom	-	-
3-bedroom	-	-
4-bedroom	-	-
Total RESIDENTIAL	-	-

›OLIS

g Subsidy

YTD VARIANCE
$ (64,737)
$ (54,808)
$ (9,929)

WITHDRAWALS	ENDING BALANCE	
$ (231,478)	$ (169,698)	-
$ -	$ -	
$ -	$ -	
$ (231,478)	$ (169,698)	

YTD PRIN PAID	PRINCIPAL BALANCE
N/A	N/A

PAYMENTS	ENDING BALANCE	
$ -	$ 161,222	$ -
$ 168,944.79	$ -	$ -
$ 60,390.16	$ 50,357	$ -
$ -	$ -	-

Total Units Occupied	Percent Occupancy
-	0%
-	0%
-	0%
-	0%
-	0%

ROSS Grant

PROPERTY SUMMARY REPORT

MONTH ENDING	June 30, 2026	**Funding Source**	Federal - Operating Subsidy
PROJECT	Ross	**State Agency**	N/A
PROPERTY CODE	pross14	**Partnership**	N/A
LOCATION	Annapolis, Md	**Financing**	N/A
		Type of Property	N/A

ACTIVITY YEAR TO DATE

	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
OPERATING INCOME	$ 125,804	$ 109,270	$ (16,534)
OPERATING EXPENSES	$ 101,300	$ 88,994	$ (12,306)
NET OPERATING INCOME	$ 24,504	$ 20,277	$ (4,227)

SUPPLEMENTAL DATA

CASH/RESERVE A/C's	PRIOR BALANCE	DEPOSITS & INTEREST	WITHDRAWALS	ENDING BALANCE
Cash Operating	$ (24,210)	$ 124,542	$ (104,265)	$ (3,934)
Cash Restricted-Security Deposits	$ -	$ -	$ -	$ -
Cash Restricted-FSS Escrow	$ -	$ -	$ -	$ -
TOTAL	$ (24,210)	$ 124,542	$ (104,265)	$ (3,934)

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

OTHER SIGNIFICANT ACCOUNTS	PRIOR BALANCE	CHARGES	PAYMENTS	ENDING BALANCE
Subsidy Receivables	$ 38,238			$ 38,238
Operating Subsidy Revenue	$ -	$ (12,205)	$ 121,476	$ 109,270

Resolutions

- **Resolution No. FIN 072826-01**
  Section 18 Physical Needs Assessment Harbour House / Eastport Terrace
- **Resolution No. FIN 072826-02**
  A Resolution Approving Attendance at Housing Development Law Institute (HDLI) Commissioners Conference 2026

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

Section 18 Physical Needs Assessment Harbour House / Eastport Terrace

Resolution No.- FIN 072826-03

WHEREAS, the Housing Authority of the City of Annapolis (HACA) has an urgent need for a Section 18 Physical Needs Assessment to determine Obsolescence for Harbour House / Eastport Terrace properties; and

WHEREAS, Dominion Due Diligence has a current contract with HACA, and it has been determined that it has the capacity to carry out this assessment; and

WHEREAS, Dominion Due Diligence has provided a quote for this assessment; and

WHEREAS, the Executive Director seeks Board approval to engage Dominion Due Diligence for this service.

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 $20,000.00, without further Board approval.

RESOLVED this 28th day of July 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.

______________________ 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
______________________ Sharon Elliott, Commissioner	□ Approved	□ Disapproved	□ Abstain
______________________ Henrietta Webb-Herbert, Commissioner	□ Approved	□ Disapproved	□ Abstain

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

Resolution Approving A Resolution Approving Sharon Elliott To Attend Housing Development Law Institute (HDLI) Board Commissioners Conference 2026

Resolution No. FIN 07282026-02

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 ($1,050.00), 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 Commissioner Sharon Elliott.

RESOLVED this 28th day of July 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.

______________________ Craig Coates, Chairman	□ Approved	□ Disapproved	□ Abstain
______________________ Patrich Sheridan, Vice-Chairman	□ Approved	□ Disapproved	□ Abstain
______________________ Jacquelyn Wells, Secretary	□ Approved	□ Disapproved	□ Abstain
______________________ Arthur Edwards, Jr., Treasurer	□ Approved	□ Disapproved	□ Abstain
______________________ Kimberlee Cornett, Commissioner	□ Approved	□ Disapproved	□ Abstain
______________________ Sharon Elliott, Commissioner	□ Approved	□ Disapproved	□ Abstain