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

In-Person: Pip Moyer Recreation Center
Tuesday, May 26, 2026 – 4:30 pm

Agenda

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

II. **Approval of Minutes**

- April 28, 2026 – Open Meeting Minutes

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

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

- Finance Report – Marisa Stanley
- Operations Report – Vernell Gibson-Caudle
- HCVP Report – Ron McCoy
- Development Report – Aseem Nigam
- Resident Services Report – Bridget McLaughlin

V. **New Business**

- **Resolution No. FIN 052626-01**

  Unit Turnaround for Public Housing

- **Resolution No. FIN 052626–02**

  Authorizing the Executive Director of the Housing Authority of the City of Annapolis to Authorize Pool Maintenance and Staffing Expenses for the 2026 Pool Season

- **Resolution No. ADMIN 052626-01**

  Recovery Agreement between the Housing Authority of the City of Annapolis and the United States Department of Housing and Urban Development

VI. **Public Comments**

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

VII. **Next Meeting Date** – Tuesday, June 23, 2026 - In-person at Pip Moyer Recreation Center

VIII. Adjourn Meeting

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

In-Person: Pip Moyer Recreation Center
Date: Tuesday April 28, 2026
Time: 4:30 p.m.

HACA Board of Commissioners – Slate of Officers

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

I. Call to Order / Roll Call

The meeting was called to order by **Chairman Craig Coates**

Roll Call

Present:

- Craig Coates, Chairman
- Jackie Wells, Commissioner
- Patrick Sheridan, Commissioner
- Melissa Maddox-Evans, Executive Director

Absent:

- Henrietta Webb-Herbert, Commissioner
- Kimberlee Cornett, Commissioner
- Arthur Edwards, Jr., Commissioner

A quorum was confirmed.

II. Approval of Minutes

March 31, 2026 – Open Meeting Minutes

A motion was made and seconded to approve March 31, 2026, Open Meeting Minutes.
The motion carried unanimously.

III. Chairman's Report – (Bishop Craig Coates, Chairman)

Chairman Coates reflected on the recent Morris Blum ribbon cutting ceremony and redevelopment completion, describing the event as a "tremendous event" with strong support and positive public coverage.

He congratulated the following people.

- Executive Director Melissa Maddox-Evans
- HACA staff
- Community partners
- Team members and residents are involved in the project.

Chairman Coates emphasized that:

- Morris Blum represented a significant accomplishment for HACA.
- Additional redevelopment projects remain underway.
- Positive progress within HACA communities should continue to be highlighted publicly.

IV. Executive Director Report – (Melissa Maddox-Evans, Executive Director)

Executive Director Maddox-Evans reported that the past month has been highly successful due to the completion of the Morris Blum redevelopment project.

Morris Blum Redevelopment

Executive Director Maddox-Evans stated that:

- The renovations and rehabilitation of the building have been fully completed.
- Residents expressed satisfaction and happiness regarding the finished project.
- HACA is proud of the positive resident feedback and views the project as a model for future redevelopment efforts.

Resident Redevelopment Meetings

She announced upcoming resident meetings scheduled for:

- Robinwood
- Bloomsbury Square

The purpose of the meetings is to:

- Gather resident feedback.
- Discuss redevelopment planning.
- Continue resident engagement throughout redevelopment projects.

Commissioners were invited and encouraged to attend.

Introduction of New Staff Member

Executive Director Maddox-Evans introduced:

Ronald McCoy – Housing Choice Voucher Program Director

She stated Mr. McCoy would later provide additional information regarding his professional background and vision for the Housing Choice Voucher Program.

Executive Director Maddox-Evans announced the promotion of:

Jahbri Fagan – Maintenance Supervisor

She praised Mr. Fagan for:

- Never refusing service requests
- Demonstrating exceptional work ethics
- Being a strong addition to both staff and leadership

The Board congratulated him on the promotion.

V. Finance Report – (Marisa Stanley, Chief Financial Officer)

Marisa Stanley provided detailed financial updates and reviewed several resolutions before the Board.

Audit Submission Update

Ms. Stanley informed the Board that:

- The audited Financial Data Schedule (FDS) had previously been approved.
- The audit package was submitted on April 27.
- Submission occurred ahead of the April 31 deadline.

She noted the successful submission finalized the audit process.

Investment Policy Resolution

Ms. Stanley presented the proposed adoption of a formal investment policy.

Purpose of the Policy

The investment policy would:

- Formalize how HACA manages and safeguards funds.
- Align HACA with HUD and Maryland requirements.
- Establish standards regarding:
  - Safety
  - Liquidity
  - Internal controls
  - Oversight procedures

She described the policy as a foundational governance document necessary to strengthen HACA's financial management framework.

Line of Credit Proposal

Ms. Stanley requested approval for:

- A $300,000 line of credit
- Interest rate: 5.2%

Purpose of the Line of Credit

She explained the line of credit would:

- Address timing differences in federal reimbursements.
- Prevent operational disruptions.
- Ensure timely payment of expenses.
- Support cash flow during HUD funding delays.

She clarified:

- The line of credit is not intended for ongoing borrowing.
- It would only be used when temporary cash flow shortages occur due to reimbursement delays.

Certificate of Deposit Authorization

Ms. Stanley requested authorization to invest:

- $300,000 into a certificate of deposit
- Current estimated return: 3.25%

She explained:

- Existing funds are currently idle in standard bank accounts.
- Investing the funds would allow HACA to generate additional earnings.
- The investment would remain compliant with HUD regulations.
- HACA would maintain sufficient liquidity while increasing return on available cash.

Board Discussion and Questions

Crime Statistics and Coordination with APD

Executive Director Maddox-Evans advised the Board that:

- APD crime statistics and criminal incident reports related to HACA properties were included within the Board packet.
- HACA's relationship with the Annapolis Police Department has significantly improved.
- APD now communicates more consistently regarding incidents connected to HACA communities.

Property Licensing and Inspection Status

Executive Director Maddox-Evans provided detailed licensing statistics.

Current Licensing Status

- Robinwood: 100% licensed
- Bloomsbury Square: 98% licensed
- Remaining unlicensed units: approximately 121 units

She explained:

- Approximately 78% of the remaining unlicensed units are located at Eastport Terrace and Harbor House.
- One Bloomsbury unit may be converted into MOD status for temporary relocation use.

Inspection Challenges

Executive Director Maddox-Evans stated that:

- 17 units remained unlicensed because residents refused entry during inspections.
- City inspectors cannot complete inspections if entry is denied.
- Children left unattended in units also prevent inspections from occurring.

She noted:

- Residents refusing entry receive breach-of-lease notices.
- However, HACA cannot pursue lease enforcement actions in court without a valid license.
- Residents are aware that nonpayment cases cannot proceed in court when units are unlicensed.

Commissioners expressed concern that these impact rent collection and enforcement capabilities.

Funding Delays and Repair Challenges

Executive Director Maddox-Evans explained:

- Delays in capital funding prevent HACA from deploying contractors at full scale.
- HACA must use limited available funds carefully to address:
  - Emergencies
  - Urgent repairs
  - Immediate operational needs

She noted that the combination of:

- Funding delays
- Resident refusals
- Inspection scheduling issues

has slowed progress toward full licensing compliance.

However, she emphasized:

- HACA expects to approach or achieve nearly 100% compliance within approximately 45 days.

Pest Control and Bed Bug Response

Commissioners asked about bed bug treatment and pest control.

Executive Director Maddox-Evans reported:

- Harbor House received treatment for bed bugs.
- Additional compliance issues remain with the originating tenant.
- The affected building has been treated.
- No additional complaints have been reported to date.

Coordination with City Inspectors

Executive Director Maddox-Evans stated:

- HACA meets weekly with city planning and zoning staff.
- Meetings address:
    - Scheduling
    - Unit readiness
    - Inspection coordination
    - Repair planning

She praised city inspectors for being more responsive during the past year.

Commissioners agreed the city's responsiveness appears to have improved.

Chairman Coates emphasized the importance of public attendance at meetings to ensure residents hear accurate information regarding HACA's operational challenges.

VII. Housing Choice Voucher Program (HCVP) Report – (Ron McCoy, Director of HCVP)

Mr. McCoy introduced himself and summarized his professional experience.

Professional Background

Mr. McCoy stated he has:

- Over 20 years of Housing Choice Voucher Program experience
- Worked in nearly every HCVP position
- Served as HCVP Director for multiple housing authorities.
- Worked extensively with:
    - D.C. Housing Authority
    - Prince George's County Housing Authority

He also served as:

- Interim Transition Executive Director in Prince George's County.

Why He Chose HACA

Commissioners asked why he selected HACA despite its challenges.

Mr. McCoy explained:

- He sees significant potential within HACA.
- He believes the Housing Choice Voucher Program can grow substantially.
- His previous experience managing troubled programs prepared him for HACA's challenges.

He recalled:

- D.C. Housing Authority once operated under severe operational difficulties with files stacked from floor to ceiling.
- Through strategic leadership, major compliance improvements were achieved.

He stated he intends to apply similar leadership strategies at HACA.

Strategic Planning Discussion

Chairman Coates asked whether strategic planning discussions had already begun.

Mr. McCoy confirmed:

- He and Executive Director Maddox-Evans discussed:
    - 30-day goals
    - 90-day plans
    - Long-term strategic priorities
- Immediate high-priority operational issues are already being identified.
- New systems and procedures will be developed to avoid repeating past mistakes.

Staffing Discussion

Mr. McCoy stated:

- He currently supervises a staff of three.
- Additional external support is also assisting the department.

Executive Director Maddox-Evans noted:

- Mr. McCoy would later review and revise the current HCV reporting process for future Board reports.

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

Mr. Nigam reported that.

Morris Blum Redevelopment

The development representative stated:

- Morris Blum redevelopment is now 100% complete.
- This would likely be the final redevelopment update regarding Morris Blum.

He noted:

- The ribbon cutting event received positive reviews.
- Attendance was strong.
- The event generated valuable exposure for HACA.
- Developers outside the region have taken notice of HACA's redevelopment efforts.

He specifically referenced developers from New York who were already aware of the event and HACA's redevelopment activity.

Bloomsbury Square and Robinwood

The representative stated:

- Biweekly calls continue with development partner CHP.
- Bloomsbury closing is projected for February or March of the following year.
- HACA will continue attempting to push for an earlier closing date.

Robinwood Timeline

He explained:

- Robinwood Phase I closing is expected to be approximately three to four months after Bloomsbury.
- CHP intends to begin property management operations approximately 90–120 days prior to closing.

He stated this approach will help acclimate the management team before formal transition.

Eastport Terrace and Harbor House Redevelopment

The representative stated:

- HACA remains in a holding pattern awaiting HUD feedback regarding the Choice Neighborhood Initiative (CNI) application.
- Biweekly calls continue with development partners.
- Maryland CDA tax credit applications are due July 15.
- The state unexpectedly announced a second funding round in October.

Current plans are to:

- Submit Eastport Harbor House Phase I applications during the July round.

Section 3 Employment and Resident Participation

Chairman Coates asked whether residents could form companies or otherwise participate directly in redevelopment work.

The representative explained:

- Section 3 requirements will apply to redevelopment projects.
- Contractors will be expected to provide outreach and employment opportunities to residents.

Executive Director Maddox-Evans added:

- HACA already partners with organizations such as Sherwin-Williams.
- Residents have participated in:
    - Lead paint certification programs.
    - Painting opportunities

    - Workforce development initiatives

She stated:

- Resident outreach, training, and employment opportunities are important factors in developer selection.

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

Bridget McLaughlin provided updates on

Resident Job Training Programs

Ms. McLaughlin discussed previous partnerships with contractors that included:

- Job fairs
- Hiring opportunities for residents

She noted:

- Some residents were hired.
- Drug testing issues affected participation and retention in some programs.

Summer Camp Funding Update

Ms. McLaughlin reported:

- Approximately $10,000 was raised for summer camp participation.
- Around 30 children were currently registered.
- Eight additional children registered during a recent Friday registration event.

She explained:

- Additional registration pop-up events are planned.
- Remaining funds can roll over into future years.

Funding Sources

The majority of fundraising support came through:

- Eastport Civic Association

- GoFundMe donations

Camp Registration Process Discussion

Ms. McLaughlin explained:

- HACA previously partnered with Pip Moyer for camp registration.
- HACA registers children directly and later pays invoices from the camp providers.
- Registration availability varies depending on camp sessions.

She stated:

- HACA could not determine exactly how many slots remained available in each camp.
- Recent confusion centered on the difference between:
    - Enrichment camps
    - Weekly camps

Harbor House Pool Update

Ms. McLaughlin stated:

- Pool inspections are underway.
- Lifeguard staffing remains unresolved.
- HACA has requested updates from city officials.

Executive Director Maddox-Evans added:

- HACA has not yet been informed that lifeguards have been secured.
- The city indicated recruitment efforts are ongoing.

Chairman Coates expressed frustration regarding the city’s response and emphasized:

- The Harbor House pool is important for community unity and youth engagement.

Digital Literacy Program

Ms. McLaughlin announced:

- The Office of Statewide Broadband Digital Team will visit HACA on May 6.
- The visit will recognize graduates of the second Computer Lab Literacy Program cohort.

- HACA hopes to secure additional funding following expiration of the current grant.

<u>X. New Business</u>

Resolution: Adoption of Investment Policy

The Board reviewed the proposed investment policy resolution.

A motion was made and seconded.
The motion passed unanimously.

Resolution: Procurement Policy Updates

Executive Director Maddox-Evans explained:

- HUD recently updated its Procurement Handbook.
- HACA is proposing immediate implementation of several changes.

Proposed Changes Included:

- Increasing the micro-purchase threshold:
    - From $10,000 to $15,000
- Increasing the simplified acquisition threshold:
    - From $250,000 to $350,000

Commissioners discussed whether additional handbook review should occur before adoption.

Executive Director Maddox-Evans responded:

- These changes are immediately necessary for summer contracting activity.
- Additional policy changes may later be recommended following full handbook review.

A motion was made and seconded.
The motion passed unanimously.

Resolution: Line of Credit and Certificate of Deposit Authorization

The Board reviewed authorization for:

- Establishing the $300,000 line of credit
- Executing documents related to the certificate of deposit.

A motion was made and seconded.
The motion passed unanimously.

XI. Public Comments

Elected Officials

Speaker: Alderwoman Diesha Contee

Alderwoman Contee clarified confusion regarding camp registration.

She explained:

- Pip Moyer offers:
  - Enrichment camps
  - Weekly camps
- Enrichment camps filled earlier in the year.
- Weekly camps still had availability.

She stated:

- Constituents became confused because online availability referred only to weekly camps.

Speaker: Alderman Frank Thorpe

Alderman Thorpe provided several updates.

President Street Cleanup

He reported:

- More than 50 residents participated in a community cleanup event.
- Participants included:
  - Mayor of Annapolis
  - Delegate Behler
  - Alderwoman Contee

He stated:

- The effort improved the entrance to Eastport Terrace and Harbor House.

- The cleanup was completed without tax dollars.
- Volunteer participation demonstrated strong community engagement.

The city later:

- Painted red curbs.
- Assisted with improvements.

Alderman Thorpe stated the cleanup initiative will become a twice-yearly event.

Trash and Dumpster Concerns

Alderman Thorpe discussed:

- Ongoing concerns regarding garbage accumulation.
- Coordination with HACA regarding dumpster placement.
- Plans to install additional trash cans.

He stated:

- Maintaining clean communities demonstrates respect for residents.

Harbor House Pool Concerns

Alderman Thorpe strongly criticized the lack of progress regarding Harbour House pool operations.

He stated:

- The city hired 28 lifeguards for Truxton Park Pool.
- Harbour House Pool currently has zero lifeguards.

He emphasized:

- Harbour House Pool should be open seven days per week.
- Community leaders publicly committed to reopening the pool.
- It is unacceptable for the pool to remain closed approaching Memorial Day.

He called for:

- Immediate in-person meetings between city officials and HACA leadership.
- Solutions rather than continued email communication.

Camp Coordination Recommendations

Alderman Thorpe suggested:

- Future camp fundraising and planning should begin earlier.
- Planning should ideally begin in December or January.

He praised:

- Eastport Civic Association fundraising efforts.
- Community support raised additional funds during meetings.

Hawkins Cove Environmental Restoration

Alderman Thorpe provided updates regarding:

- Hawkins Cove cleanup and restoration efforts.

He stated:

- The City Council approved movement of lateral lines necessary for project advancement.
- Funding for the project is secured.
- Maryland Department of Environment approval is now pending.

Pool Staffing Discussion with Commissioners

Commissioners questioned:

- Why did Harbour House Pool remain understaffed?
- Whether local recruitment efforts were broad enough.

Alderman Thorpe responded:

- Lifeguard recruitment is difficult nationwide.
- Many pools use work-visa lifeguards through management companies.
- The City of Annapolis is directly hiring local lifeguards rather than outsourcing.

Commissioners expressed concern that:

- Harbour House appears to be treated differently from other city pools.

- Leadership must prioritize reopening the pool.

Chairman Coates emphasized:

- Failure to open the pool would reflect poorly on city leadership.
- The issue creates perceptions of inequality within Annapolis.

XIII. Resident Advisory Board Comments

Speaker: Carolyn

Carolyn thanked HACA and the Resident Advisory Board for supporting a recent award recognition event.

She also announced:

- A Mother’s Day event is scheduled at Robinwood on May 17.

She stated the Resident Advisory Board continues working toward improving communication and cooperation among resident organizations.

XIV. Resident Council Comments

No comments were presented.

XV. General Public Comments

Speaker: Chris Love

Organization: Change of Perspectives

Chris Love introduced herself as:

- Program Director for Change of Perspectives
- A behavioral health services and psychiatric rehabilitation organization

She discussed:

- Mental health awareness efforts

- Community engagement initiatives
- STEM activities for children
- Social-emotional learning projects involving painted rocks and gardening.

She stated the organization intends to continue expanding mental health programming within HACA communities.

Speaker: Matthew Wallace

Organizations:

- Donna's Day of Hope
- Joy Grows

Mr. Wallace discussed several community initiatives.

Donna's Day of Hope

Mr. Wallace described:

- Monthly nonprofit board meetings
- Continued organizational development.
- Community wellness programming

He praised:

Donna Johnson

for her leadership and commitment to Harbor House residents.

Reaching Hands Laundry Program

He described the Sunday laundry initiative where:

- Children independently bring laundry to be washed.
- Donna Johnson mentors' youth while teaching life skills.
- Donna Johnson often personally pays approximately $5 per child for laundry expenses.

He stated:

- Approximately 12–14 youth participated recently.
- Every machine in the laundry facility was in use.

Community Events

Mr. Wallace discussed:

- An Easter event was attended by over 100 residents.
- Partnerships with Eastport Helping Eastport and other organizations.

He emphasized:

- Resident-led organizations are becoming increasingly impactful.

Joy Grows Greenhouse Project

Mr. Wallace discussed the construction of:

- A 4,000 square foot greenhouse located near Frederick Douglass Street.

He stated:

- The greenhouse was largely assembled by residents.
- Residents participated in:
  - Fence construction
  - Concrete work
  - Greenhouse assembly
  - Irrigation setup
  - Gardening and agriculture projects

He highlighted youth involvement in:

- Carpentry
- Solar system wiring
- Gardening
- Construction activities

Mr. Wallace described the project as:

- A future learning hub
- A workforce development site
- A youth enrichment center

He announced:

- A ribbon cutting ceremony is planned for May 18.
- The mayor has committed to attending.

Executive Director Maddox-Evans noted:

- HACA assisted the project by allowing use of nearby garage space during construction.

Commissioners praised the project and resident participation.

XVI. Next Meeting Date

Tuesday, June 30, 2026 @4:30pm
In-person at Pip Moyer Recreation Center

XVII. Adjournment

A motion was made and seconded to adjourn the meeting.

The motion carried unanimously.

Chairman Coates announced:

- The next Board meeting will take place on the fourth Tuesday of the following month.

The meeting was adjourned.

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Housing Authority of the City of Annapolis (HACA)

Board of Commissioners Special Meeting Minutes

Date: May 14, 2026
Time: 5:01 p.m.
Location: Virtual Meeting

I. Call to Order

Chairman Craig Coates called the special meeting of the Board of Commissioners to order at 5:01 p.m.

II. Roll Call

Conducted by Paola Elie

Present:

- Craig Coates, Chairman
- Jackie Wells, Commissioner
- Sharon Elliott, Commissioner
- Arthur Edwards Jr., Commissioner
- Melissa Maddox-Evans, Executive Director
- Kimberly Cornett, Commissioner (joined during meeting)
- Patrick Sheridan, Vice Chairman

A quorum was confirmed.

III. Purpose of Special Meeting

Chairman Craig Coates

Chairman Coates stated that the purpose of the special meeting was to discuss HACA's HUD troubled status designation, budget reductions, operational challenges, and the agency's recovery strategy. He emphasized the importance of Board involvement and support for Executive Director Melissa Maddox-Evans, noting that the agency is at a critical point requiring collective leadership and accountability.

IV. Executive Director Report – HUD Troubled Status & Recovery Agreement

Melissa Maddox-Evans

Executive Director Maddox-Evans provided a detailed overview of HACA's troubled status designation and HUD recovery agreement process.

Key points included:

- HUD issued a letter on April 14, 2026, requiring HACA to enter into a formal recovery agreement due to its troubled status designation.
- HACA originally entered troubled status based on 2021 performance scores, with notification delayed due to HUD backlogs following the COVID-19 pandemic.
- The agency's low scores were primarily attributed to:
    - Rent collection deficiencies caused by COVID-era eviction moratoriums.
    - Staffing shortages and vacancies.
    - Delayed annual audits caused by nationwide audit scheduling delays after HUD reinstated audit deadlines post-pandemic.
- HACA submitted multiple waiver requests to HUD regarding rent collection and vacancy metrics affected by local licensing requirements and pandemic-related impacts; all requests were denied by HUD headquarters.
- The agency has since become current and compliant with annual audit submissions, including fiscal years 2021 through 2024.
- Current scoring deficiencies are largely tied to:
    - Operating expenses exceed revenues.
    - Insufficient reserve levels.
    - Occupancy rates are below HUD's 96% benchmark.
    - Rent collection rates below ideal performance standards.
- Current occupancy averages approximately 85–90%, while rent collection has improved to approximately 89%.
- HUD requested that HACA achieve 96% occupancy by June 30, 2026; however, HACA informed HUD that such a timeline was unrealistic within six weeks.
- HACA proposed reaching approximately 94% occupancy within the coming months and 96% by year-end.
- HACA's legal counsel at Ballard Spahr is assisting with negotiations to ensure the recovery agreement terms are feasible and achievable.
- HUD representatives expressed willingness to negotiate certain provisions and acknowledged HACA's redevelopment efforts and local regulatory challenges.
- HUD specifically requested a Physical Needs Assessment (PNA) for Eastport Terrace and Harbour House, though HACA argued the assessment should not be required due to planned redevelopment and demolition activities.
- HUD officials indicated willingness to work collaboratively with the agency moving forward.

V. Board Discussion – Receivership Concerns

Kimberly Cornett

Commissioner Cornett requested a copy of the draft recovery agreement and asked about the likelihood of HUD placing HACA into receivership if the recovery agreement is accepted.

Melissa Maddox-Evans

Executive Director Maddox-Evans explained that entering into a recovery agreement is a required precursor before HUD could pursue receivership action. She noted:

- HUD must first establish corrective actions and allow the agency an opportunity to improve.
- Receivership becomes a consideration only if significant progress is not demonstrated over time.
- The likelihood of receivership is considered low because only Eastport Terrace and Harbour House scored poorly, while other HACA properties are performing adequately.

VI. Board Discussion – Financial Deficits & Operational Strategies

Sharon Elliott

Commissioner Elliott questioned what strategies the Board and agency had implemented to address ongoing financial deficits, rent collection issues, and operational challenges.

Arthur Edwards Jr.

Commissioner Edwards responded that Board packets have consistently included financial data and operational reports since 2021.

Melissa Maddox-Evans

Executive Director Maddox-Evans explained:

- Monthly board reports regularly include benchmark data and operational forecasts.
- In 2024, HACA projected a nearly $2 million financial deficit due to rent delinquencies and insufficient subsidy funding.
- HACA secured emergency local funding support totaling:
  - $500,000 from the State of Maryland,
  - $500,000 from the City of Annapolis,
  - $447,000 from Anne Arundel County.
- That emergency funds have since been exhausted.

Kimberly Cornett

Commissioner Cornett acknowledged that many of the agency's challenges stem from external structural issues, including the eviction moratorium and local licensing requirements, but stressed the importance of maximizing all controllable operational benchmarks.

Patrick Sheridan

Vice Chairman Sheridan stated that many current HUD findings are based on historical data from two to three years ago and noted that the agency has already made substantial improvements in areas such as licensing compliance, evictions processing, and operational performance.

VII. Capital Fund Delays & Financial Constraints

Melissa Maddox-Evans

Executive Director Maddox-Evans reported significant delays in receiving HUD capital funds due to extended approval processes and revised notice-and-comment requirements imposed by HUD.

Additional updates included:

- HACA only received access to approximately $2.4 million in capital funds two days prior to the meeting.
- More than $1.6 million in outstanding invoices, insurance costs, utility payments, and operational expenses were immediately paid upon receipt.
- Approximately $771,000 remains available to sustain operations until the next capital funding cycle is approved.
- Operational strain was worsened by:
    - Increased insurance premiums,
    - Escalating construction and repair costs,
    - Staffing shortages,
    - Licensing-related delays.

VIII. Contractor & Management Services Updates

Melissa Maddox-Evans

Executive Director Maddox-Evans provided updates regarding contracted operational support services:

Quadell Services

- Assisted with recertifications and HUD compliance.
- Public Housing recertifications are now over 95% compliant.
- Housing Choice Voucher (HCV) recertifications are:
    - 98% current for 2025,
    - 86% complete for 2026.

Bayview Construction Consulting

- Assisted with contractor oversight and cost negotiations.
- Services will be scaled back to advisory support only after June 1, 2026.

Allegiance Property Management

- Contract costs significantly exceeded original projections.
- Original contract amount of $245,000 and is now at $252,000
- HACA lacks sufficient funds to continue the agreement.
- A 30-day termination notice was issued.
- Primary Allegiance responsibilities included court filings and management assistance.

Staffing Transition

- Royce Henderson was hired as a direct HACA employee.
- Dee Brown will serve as interim property manager.
- Community Housing Partners (CHP) will assume direct management responsibilities this fall as part of redevelopment and RAD conversion efforts.

IX. Redevelopment Strategy Discussion

Melissa Maddox-Evans

Executive Director Maddox-Evans explained that redevelopment remains HACA's long-term strategy to resolve persistent operational and financial challenges.

Key points included:

- Redeveloped properties are easier to license and maintain.
- Private management partners can enforce rent collection policies more efficiently through the courts.
- HACA's redevelopment strategy will shift management responsibilities for Robinwood and Bloomsbury Square to Community Housing Partners.
- HACA intends to concentrate resources on Eastport Terrace and Harbour House during redevelopment planning.

- Once formal redevelopment applications are submitted, HUD scoring treatment may change favorably.

X. Rent Collection & Policy Discussion

Sharon Elliott

Commissioner Elliott recommended reviewing best practices for rent collection policies within public housing and redevelopment environments to improve long-term sustainability.

Melissa Maddox-Evans

Executive Director Maddox-Evans discussed challenges unique to public housing agencies, including:

- Judicial reluctance to evict public housing residents.
- Licensing-related legal barriers to rent enforcement.
- Extensive advocacy and political pressure to grant policy exceptions.
- Delays caused by litigation and tenant defense tactics.

Chairman Craig Coates

Chairman Coates highlighted HACA's efforts to implement behavioral modification and tenant support programs aimed at improving rent payment compliance and resident engagement.

XI. Chairman Remarks & Board Support

Chairman Craig Coates

Chairman Coates emphasized:

- The Board shares responsibility for supporting the Executive Director and navigating HUD oversight challenges.
- Public misunderstanding of HACA's troubled status and redevelopment process has created additional pressure on the agency.
- Resident education and communication will be critical during redevelopment transitions.
- The Board must remain actively engaged and supportive moving forward.

Patrick Sheridan

Vice Chairman Sheridan thanked Executive Director Maddox-Evans for her transparency and reiterated the Board's commitment to supporting agency leadership.

Jackie Wells

Commissioner Wells expressed appreciation for the Executive Director's work and acknowledged the daily operational challenges faced by the agency.

XII. Future Planning

Melissa Maddox-Evans

Executive Director Maddox-Evans reported that HACA issued a Request for Proposals (RFP) related to revenue re-envisioning and organizational restructuring initiatives. She stated that broader restructuring discussions may occur in the fall as funding stabilizes.

XIII. Adjournment

A motion to adjourn the special meeting was made and seconded.

Vote:

- All in favor: Aye
- Opposed: None

The meeting adjourned officially thereafter.

The Housing Authority of the City of Annapolis

Board of Commissioners Report

May 26, 2026

The Housing Authority of the City of Annapolis
Board of Commissioners

Bishop Craig Coates

Chairman

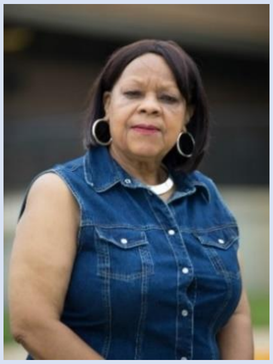
Patrick Sheridan

Vice-Chairman

Arthur Edwards, Jr.

Treasurer

Jackie Wells



Secretary

Kimberlee Cornett

Commissioner

Henrietta Webb-Herbert

Commissioner

Contents

Executive Director Report

May 2026 Executive Director/CEO

We are finalizing the Recovery Agreement with HUD and will present it to you for approval.

The City of Annapolis is requesting our assistance in signing an easement that will allow them to place a bike path through the Annapolis Gardens site. This bike path will go throughout Annapolis.

The grand opening for the Y-Head Start program is on May 20th at 11 am at the East port Community Center. You are welcome to attend.

We are reviewing proposals for strategic planning and business restructuring services to assist the agency in the reenvisioning process.

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

Development/Capital Projects

- CHP's management and relocation teams met with residents at Robinwood and Bloomsbury Square on May 12th and 13th.
- We continue to have ongoing discussions with the Winn Co. about their acquisition of Annapolis Gardens. The sale is pending.
- We are finalizing the MOUs associated with the City ($1M) and the State ($1.5M) for CNI funds and the City's investment of $500,000 for capital needs for public housing.

Finance

- Shore United Bank line of credit for $300,000 was approved.
- We received HUD's CFP funds and paid over $1,171,004 in outstanding expenses to date for 2026. There is $771,000 remaining for unobligated CFP funds for 2026.

Operations/ Management/HCVP

- Allegiance Management will end services on May 29th. We greatly appreciate their services. The Community Housing Partners (CHP) property management team was introduced to the Robinwood and Bloomsbury Square residents on May 12th and May 13th.
- Our PIC score for the HCVP is 93.91% and 95.71 PH % programs. Full reporting compliance is 95% for both programs.
- Current total delinquent rents for units of residents that refused entry for City inspections is $320,600.
- Annual City inspections status of licensing as of May 8th are below. The City of Annapolis has assisted by sending letters of noncompliance to residents that have refused entry, which has greatly assisted us in obtaining additional licenses this month.
  - Robinwood – 145 licensed – 0 unlicensed

- Bloomsbury Square -44 licensed – 0 unlicensed
- Eastport Terrace - 36 licensed – 48 unlicensed
- Harbour House - 206 licensed – 67 unlicensed

Legal/Compliance

- We submitted our HCV Shortfall Update report to HUD by May 10th.
- We submitted a compliance update report to DHCD for Bloomsbury Square by May 10th.
- We submitted our response to HUD's Leasing Plan, IVT, and Late reexam reports to the HUD Field Office this month.
- Mediation talks for the Fisher and Johnson cases are scheduled for May 19th.

Resident Services

- I attended a Moments with Melissa meeting with residents to obtain their feedback at Robinwood on May 13th.
- I inquired with the City's Parks & Recreation Dept. to receive an update on the pool opening. We are waiting for the legal agreement from the City regarding funds to pay for a pool service company at Harbour house.

City/County/State Partnerships

- Attended weekly meetings with the City's Housing Affordability Specialist and Community Development Staff.

Community Partnerships

- Attended the grand opening for the Eastport Community Farms was on May 18th.

Finance Report

Rent Collection

By Property:

Housing Authority of the City of Annapolis Collections Report

4/30/2026

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	$ 20,936.42	13,110.70	63%	80	$ 21,112.72	17,360.90	82%	$ (176.30)	$ (4,250.20)
Harbour House	231	$ 70,298.54	46,135.87	66%	230	$ 70,829.41	50,285.20	71%	$ (530.87)	$ (4,149.33)
Robinwood	129	$ 58,414.14	44,705.45	77%	128	$ 54,910.72	45,248.70	82%	$ 3,503.42	$ (543.25)
Bloomsbury Square	50	$ 22,823.37	21,201.20	93%	50	$ 20,924.82	25,404.85	121%	$ 1,898.55	$ (4,203.65)
Totals	**490**	**$ 172,472.47**	**$125,153.22**	**74%**	**488**	**$ 167,777.67**	**$ 138,299.65**	**89%**	$ 4,694.80	$ (13,146.43)

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	3	3	100%	18	18	100%
Eastport/Harbour House	39	33	85%	162	149	92%
Robinwood	20	20	100%	79	79	100%
HACA Managed Total	62	56	90%	259	246	95%

Routine Work Orders Generated

Property	Month	Year to Date
	WO Count	WO Count
Bloomsbury Square	26	57
Eastport/Harbour House	136	386
Robinwood	35	120
HACA Managed Total	197	563

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

Property	Occupied	Vacant	Grand Total	Occupancy Rate
554	491	63	554	89%

Move-ins/Move-Outs/Transfers

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

Occupancy Rate - Agency Wide		
February	**March**	**April**
90%	**89%**	**89%**

Current Waiting List

Public Housing	**Total Number**
Total	**1,830**

Housing Choice Voucher Program	**Total Number**
Total	**568**

Grand Total	2,398

Operations Report – Housing Choice Voucher Program

Section I: Tenant-Based Voucher Program

	FEBRUARY 2026	MARCH 2026	APRIL 2026
Allocated*	770	770	770
Under Contract	717	710	702
Vouchers Issued	0-Emergency Vouchers	0-Emergency Vouchers	0-Emergency Vouchers
Termination of Assistance	3	4	14
Portability Port Out Portability Port In	0 1	2 0	1 0
Recertifications	57	75	43
Interims	38	46-Completed	30-Completed

*Reflects the regular vouchers plus VASH Vouchers

Section II: Homeownership Program

	FEBRUARY 2026	MARCH 2026	APRIL 2026
Participants	1	1	1

Section III: PIC SCORES

	FEBRUARY 2026	MARCH 2026	APRIL 2026
PIC	94.48%	94.15%	93.91%

Section IV: Additional Highlights

- Number of Re-examinations (Annuals and Interims) processed – 116
- Number of Landlord checks (HAP) processed - 702
- Landlord Checks (HAP) Issued Total - $815,297

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	Spring 2027	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 it is expected that HUD will interview the development team, HACA and some other stakeholders later in summer 2026.
- It is expected that the development team will submit the 9% tax credit application in May 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 late Fall 2026 and Spring 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.

Resident Services Board Report

Resident Services Board Report – May 2026

Resident Services & Workforce Development Updates

We are pleased to share continued progress in our resident education and workforce development initiatives during April 2026.

OSB Grant Award

We are excited to highlight the receipt of the OSB grant, which will support the expansion of digital literacy, workforce readiness, and technology-focused programming for residents. This funding will strengthen our ability to provide meaningful educational opportunities and enhance long-term economic mobility outcomes within the community.

Computer Literacy Program Completion

In April, 14 residents successfully completed the Computer Literacy Program. Participants developed foundational digital skills including computer navigation, internet usage, email communication, document creation, and online resource access. The program completion reflects the residents' commitment to personal and professional development and supports increased digital accessibility within the community.

Upcoming Resident Programming – August 2026

A new cohort of residents will begin programming in August 2026. The upcoming session will continue to focus on digital literacy, workforce preparedness, and technology integration designed to equip residents with practical and marketable skills.

Advanced Cohort Summer Session

The advanced cohort will participate in a five-week summer intensive session meeting four days per week. The curriculum will focus on:

- Business foundation and entrepreneurial skill building
- Advanced Canva training and design applications
- Advanced Artificial Intelligence curriculum and practical implementation tools

This enhanced summer programming is designed to deepen participants' technical proficiency while supporting career advancement and entrepreneurial development.

UMBC Digital Navigators Partnership

Digital Navigators from University of Maryland, Baltimore County (UMBC) will facilitate programming twice weekly. Their involvement will provide residents with additional technical guidance, digital support, and hands-on instruction to further strengthen participant engagement and learning outcomes.

We remain committed to expanding innovative programming opportunities that empower residents through education, technology, and workforce development.

Family Self Sufficiency and Homeownership

FSS and Homeownership	
FSS Contracts	27
FSS Escrow Accounts	27
Contracts in HCVP	19
Contracts in PH	8
Release of Escrow Credits	3
Contracts Terminated/Graduated (pending)	3
New Contracts Completed	2
Resources and Referrals	14
New Homeownership Clients	0
Case management appointments	23

Case Management

Case Management Services	
Dept. of Aging - BBS	6
Mental Health Wellness - RW	8
Jewelry Making Event - RW	11

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.	61
Total: Contacts - Calls/Activities	86

Resident Opportunity and Self Sufficiency

ROSS	
Home Visits	6
Changing Perspective Event	9
Computer Literacy Training with B2G	5
Case management and home visits ROSS Referrals Dept of Aging, Hope for All, DSS, Digital Literacy, SNAP applications, SSDI and SSI application assistance	14
TOTAL	34

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: April 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 in line with budgeted amounts. The total actual expenses were in line with budgeted expenses.

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

Physical:
There were no other extraordinary repairs to report.

Resident Services:
There were no Resident Services to report.

Other
There are no other issues to report.

Receivables/ Payables:
The resident accounts receivable is $190,721. The projects accounts payables are $1,380 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: 01/31/2026	Interest Rate	Maturity Date
1	Hard debt	Enterprise Mortgage Investments, Inc.	$ 1,729,471	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: April 30, 2026

OCCUPANCY

Unit Type	Total Units	Occupied	Vacant	Total % Occupancy
1 bedroom	10	9	1	90%
2 bedrooms	22	20	2	91%
3 bedrooms	16	14	2	88%
4 bedrooms	2	1	1	50%

Current Month: **88%** Year to date Average: **97%**

NARRATIVES

Financial:
The income for the month was in line with the budget. The total controllable expenses under budget due to and insurance claim reimbursement. Expenses were paid in March 2026 and reimbursement was received April 2026.

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 $55,999. The project accounts payables are $69,941 with $7,656 aged more than 90 days.

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

PARTNERS

General Partner/ Managing Member: Obery Court GP, LLC

HACA Ownership %: 51% *
Pennrose entity remains managing member despite ownership percentage

Developer: Pennrose

Management Company: Pennrose

DEBT SUMMARY

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

Obery Court 2

Number of Units: 63

Property Type: Family

Project Start: 2011

Project Status: Stabilized

Subsidy Type: PBV/Tax Credit (53), Tax Credit only (10)

Tax Credit Compliance End: 2027

Report for Period Ending: April 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	15	1	94%
4 bedrooms	3	3	0	100%

Current Month: **95 %** Year to date Average: **96%**

NARRATIVES

Financial:
The rental income for the month was in line with budgeted income. The total controllable expenses under budget due to lower than anticipated 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 $143,375 and accounts payable is $76,631 with $385 aged more than 90 days.

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

PARTNERS

General Partner/ Managing Member:	Obery Court Phase II GP, LLC
HACA Ownership %:	49%
Developer:	Pennrose
Management Company:	Pennrose

DEBT SUMMARY

Lien Position	Payment Type	Lender	Principal as of: 01/31/2026	Interest Rate	Maturity Date
1	Hard debt	Severn Savings Bank FSB	$ 1,363,909	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: April 30, 2026

OCCUPANCY

Unit Type	Total Units	Occupied	Vacant	Total % Occupancy
1 bedroom	18	16	2	89%
2 bedrooms	24	21	3	88%
3 bedrooms	14	11	3	79%
4 bedrooms	5	5	0	100%

Current Month: **87%** Year to date Average: **90%**

NARRATIVES

Financial:
The income for the month was in line with budgeted income. The total controllable expenses was in line with budgeted 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 $133,770 and the projects accounts payables are $32,456 with $1,296 aged more than 90 days.

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

PARTNERS

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

HACA Ownership %: 11%

Developer: Pennrose

Management Company: Pennrose

DEBT SUMMARY

Lien Position	Payment Type	Lender	Principal as of: 01/31/2026	Interest Rate	Maturity Date
1	Hard debt	Capital One, N.A.	$ 1,216,966	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: April 30, 2026

OCCUPANCY

Unit Type	Total Units	Occupied	Vacant	Total % Occupancy
1 bedroom	26	23	3	88%
2 bedrooms	26	25	1	96%
3 bedrooms	26	25	1	96%

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

NARRATIVES

Financial:
The rental income for the month in line with budgeted income. The total controllable expenses were under budget due to lower than expected maintenance expenses.

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

Physical:
There are no physical issues to report.

Resident Services:
There were no Resident Services to report.

Other
There are no other issues to report.

Receivables/ Payables:
The resident accounts receivable is $104,129. The project accounts payables are $2,622 with $2,502 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	$ 9,069,060	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	April 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^pyouthhh^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	54,512	(622,767)	(210,258)
Cash Restricted-Security Deposits	7,575	0	(351)	7,225
Cash Restricted-HAP	-	-	-	-
TOTAL	$ 365,571	$ 54,513	$ (623,117)	$ (203,033)

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	397,110		687,871
Accounts Payable	(677,541)		(486,408)	(1,163,949)
Tenant Rental Income	-	-	1,588,864	1,588,864
HUD Revenue	565,298	-	13,773,733	14,339,031

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	March 31, 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	$ 1,324,762	$ 672,934	$ (651,828)
OPERATING EXPENSES	$ 1,324,762	$ 1,145,693	$ (179,069)
NET OPERATING INCOME	$ -	$ (472,759)	$ (472,759)

SUPPLEMENTAL DATA

CASH/RESERVE A/C's	PRIOR BALANCE	DEPOSITS & INTEREST	WITHDRAWALS	ENDING BALANCE
Cash Operating	$ (116,760)	965,774	(1,798,281)	$ (949,267)
Cash Restricted-Security Deposits	$ -	$ -	$ -	$ -
Cash Restricted-FSS Escrow	$ -	$ -	$ -	$ -
Cash Restricted-HAP	$ -	$ -	$ -	$ -
TOTAL	$ (116,760)	$ 965,774	$ (1,798,281)	$ (949,267)
TOTAL NET OF INTERFUND	$ 216,695	$ 1,376,503	$ (1,798,281)	$ (205,083)

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	$ 410,729		$ 744,184
Admin Fee Income	$ -		$ -	$ -

HOUSING AUTHORITY OF THE CITY OF ANNAPOLIS
Harbor House

PROPERTY SUMMARY REPORT

MONTH ENDING	April 30, 2026	**Funding Source**	Federal - Operating Subsidy	
PROJECT	Harbor House	**State Agency**	N/A	
PROPERTY CODE	phh	**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	$ 2,545,928	$ 1,785,890	$ (760,038)
OPERATING EXPENSES	$ 2,483,722	$ 2,096,583	$ (387,139)
NET OPERATING INCOME	$ 62,206	$ (310,693)	$ (372,899)

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

SUPPLEMENTAL DATA

CASH/RESERVE A/C's	PRIOR BALANCE	DEPOSITS & INTEREST	WITHDRAWALS	ENDING BALANCE
Cash Operating	$ 350,268	$ 2,038,617	$ (2,363,926)	$ 24,959
Cash Restricted-Security Deposits	$ -	$ -	$ -	$ -
Cash Restricted-FSS Escrow	$ -	$ -	$ -	$ -
TOTAL	$ 350,268	$ 2,038,617	$ (2,363,926)	$ 24,959

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

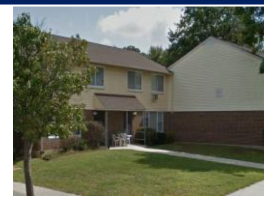
OTHER SIGNIFICANT ACCOUNTS	PRIOR BALANCE	CHARGES	PAYMENTS	ENDING BALANCE
Resident Receivables, Net	$ 100,728	$ 994,206	$ (811,313)	$ 283,622
Project Payables	$ 134,882	$ (1,263,968)	$ 1,320,581	$ 191,495
Tenant Rental Income	$ -	$ (174,990)	$ 827,623	$ 652,633
Operating Subsidy Revenue	$ -	$ (102,829)	$ 1,216,940	$ 1,114,112

OCCUPANCY SUMMARY

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

HOUSING AUTHORITY OF THE CITY OF ANNAPOLIS
Robinwood

PROPERTY SUMMARY REPORT



MONTH ENDING	April 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	$ 1,425,273	$ 1,207,036	$ (218,237)
OPERATING EXPENSES	$ 1,410,256	$ 1,218,917	$ (191,339)
NET OPERATING INCOME	$ 15,017	$ (11,881)	$ (26,898)

SUPPLEMENTAL DATA

CASH/RESERVE A/C's	PRIOR BALANCE	DEPOSITS & INTEREST	WITHDRAWALS	ENDING BALANCE
Cash Operating	$ (24,897)	$ 1,499,987	$ (1,555,365)	$ (80,275)
Cash Restricted-Security Deposits	$ -	$ -	$ -	$ -
Cash Restricted-FSS Escrow	$ -	$ -	$ -	$ -
TOTAL	$ (24,897)	$ 1,499,987	$ (1,555,365)	$ (80,275)

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	$ 1,052,057	$ (910,197)	$ 245,417
Project Payables	$ (124,365)	$ 839,090	$ (870,605)	$ (155,880)
Tenant Rental Income	$ -	$ (242,504)	$ 772,819	$ 530,315
Operating Subsidy Revenue	$ -	$ (57,009)	$ 725,273	$ 668,264

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	April 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	$ 478,033	$ 361,005	$ (117,027)
OPERATING EXPENSES	$ 432,314	$ 431,296	$ (1,018)
NET OPERATING INCOME	$ 45,718	$ (70,291)	$ (116,009)

SUPPLEMENTAL DATA

CASH/RESERVE A/C's	PRIOR BALANCE	DEPOSITS & INTEREST	WITHDRAWALS	ENDING BALANCE
Cash Operating	$ 52,936.50	$ 425,036.75	$ (448,416.81)	$ 29,556.44
Cash Restricted-Security Deposits	$ 7,575.17	$ 0.60	$ (351.20)	$ 7,224.57
Cash Restricted-FSS Escrow	$ -	$ -	$ -	$ -
TOTAL	$ 60,512	$ 425,037	$ (448,768)	$ 36,781

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	$ 270,737	$ (261,325)	$ 25,930
Project Payables	$ 40,007	$ (262,923)	$ 285,474	$ 62,558
Tenant Rental Income	$ -	$ (27,415)	$ 240,124	$ 212,709
Operating Subsidy Revenue	$ -	$ (13,679)	$ 161,931	$ 148,252

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	April 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	$ 6,251,119	$ 10,295,094	$ 4,043,975
OPERATING EXPENSES	$ 8,475,878	$ 9,426,159	$ 950,281
NET OPERATING INCOME	$ (2,224,759)	$ 868,935	$ 3,093,694

SUPPLEMENTAL DATA

CASH/RESERVE A/C's	PRIOR BALANCE	DEPOSITS & INTEREST	WITHDRAWALS	ENDING BALANCE
Cash Operating	$ 92,771	$ 21,850,957	$ (21,015,345)	$ 453,699
Cash Restricted-Security Deposits	$ -	$ -		$ -
Cash Restricted-FSS Escrow	$ -	$ -	$ -	$ -
Cash Restricted-HAP	$ 283,682	$ 1,005,833	$ (814,830)	$ 474,685
TOTAL	$ 376,453	$ 22,856,790	$ (21,830,175)	$ 928,384

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)	$ 859,596	$ 793,241
HAP Subsidy	$ -	$ (608,918)	$ 10,102,624	$ 9,493,706
HAP Expenses	$ -	$ (8,647,315)		$ (8,647,315)

OCCUPANCY SUMMARY

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

HOUSING AUTHORITY OF THE CITY OF ANNAPOLIS
Family Self Sufficiency Program

PROPERTY SUMMARY REPORT

MONTH ENDING	April 30, 2026	**Funding Source**	Federal - Operating Subsidy
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	YTD VARIANCE
OPERATING INCOME	$ 95,912	$ 50,357	$ (45,555)
OPERATING EXPENSES	$ 90,928	$ 43,191	$ (47,737)
NET OPERATING INCOME	$ 4,984	$ 7,166	$ 2,182

SUPPLEMENTAL DATA

CASH/RESERVE A/C's	PRIOR BALANCE	DEPOSITS & INTEREST	WITHDRAWALS	ENDING BALANCE
Cash Operating	$ 1,390	$ 60,390	$ (149,165)	$ (87,384)
Cash Restricted-Security Deposits	$ -	$ -	$ -	$ -
Cash Restricted-FSS Escrow	$ -	$ -	$ -	$ -
TOTAL	$ 1,390	$ 60,390	$ (149,165)	$ (87,384)

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
FSS Escrow Liability	$ -	$ 144,231.69	$ -	$ 144,232
Project Payables	$ 5,917.12	$ (103,663.20)	$ 151,954.07	$ 54,208
Tenant Rental Income	$ -	$ -	$ -	$ -
Operating Subsidy Revenue	$ -	$ (10,033.16)	$ 60,390.16	$ 50,357

OCCUPANCY SUMMARY

Unit Type	Total Units Available	Vacancies	Total Units Occupied	Percent Occupancy
1-bedroom	-	-	-	0%
2-bedroom	-	-	-	0%
3-bedroom	-	-	-	0%
4-bedroom	-	-	-	0%
Total RESIDENTIAL	-	-	-	0%

ROSS Grant

PROPERTY SUMMARY REPORT

MONTH ENDING	April 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	$ 104,837	$ 105,693	$ 856
OPERATING EXPENSES	$ 84,417	$ 78,740	$ (5,677)
NET OPERATING INCOME	$ 20,420	$ 26,953	$ 6,533

SUPPLEMENTAL DATA

CASH/RESERVE A/C's	PRIOR BALANCE	DEPOSITS & INTEREST	WITHDRAWALS	ENDING BALANCE
Cash Operating	$ (24,210)	$ 117,898	$ (90,945)	$ 2,743
Cash Restricted-Security Deposits	$ -	$ -	$ -	$ -
Cash Restricted-FSS Escrow	$ -	$ -	$ -	$ -
TOTAL	$ (24,210)	$ 117,898	$ (90,945)	$ 2,743

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	$ (117,898)	$ (105,693)

Resolutions

- **Resolution No. FIN 052626-01** - Unit Turnaround for Public Housing
- **Resolution No. FIN 052626–02** Authorizing the Executive Director of the Housing Authority of the City of Annapolis to Authorize Pool Maintenance and Staffing Expenses for the 2026 Pool Season
- **Resolution No. ADMIN 052626–01** Recovery Agreement between the Housing Authority of the City of Annapolis and the United States Department of Housing

Resolution
of
The Housing Authority of the City of Annapolis

Board of Commissioners

A Resolution for Unit Turnaround for Public Housing

Resolution No. FIN 052626-01

WHEREAS, on February 5, 2026, HACA issued IFB #2026-2 Unit Turnaround for Public Housing; and

WHEREAS, on March 12, 2026, the following companies responded to the IFB: Bloomes Contracting, Inc; S&J Builders, Inc; Concept 24 Group LLC: Capital Construction and Renovation, LLC; MM Property Preservation LLC; Vigil Contracting; and

WHEREAS, the Evaluation panel determined that the prices were not in the best interest of HACA, and therefore decided to approach all Bidders for their Best And Final Offer on April 15, 2026; and

WHEREAS, on April 30, 2026, all Bidders sent in their Best And Final Offer; and

WHEREAS, HACA's evaluation panel reviewed the Bids and deemed S&J Builders, Inc; Concept 24 Group LLC: Capital Construction and Renovation, LLC; Vigil Contracting to be within the competitive range in terms of price. The evaluation panel deemed S&J Builders, Inc; Concept 24 Group LLC: Capital Construction and Renovation, LLC; Vigil Contracting competent and competitive to provide unit turnaround services to HACA; and

WHEREAS, the Executive Director seeks Board approval of multiple companies that meet HACA requirements and are competitive to provide unit turnaround services.

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners, that the Executive Director is hereby authorized to engage unit turnaround services from the companies of: S&J Builders, Inc; Concept 24 Group LLC: Capital Construction and Renovation, LLC; Vigil Contracting, after a conflict of interest review, at the competitive pricing rates provided in the bids from each company or a lower negotiated rate for the services.

Be it Further Resolved, that the costs for unit turnaround services under this resolution shall not exceed $1.4 million dollars per annum for all 4 companies, without further Board approval. Unit turn costs from 2025 – 2026 exceeded $1.2 million dollars. The current request is based upon projected construction cost increases for 2026-2027.

RESOLVED this 26th day of May 2026**.**

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

__________________________ □ Approved □ Disapproved □ Abstain
Craig Coates, Chairman

__________________________ □ Approved □ Disapproved □ Abstain
Patrick Sheridan, Vice-Chairman

__________________________ □ Approved □ Disapproved □ Abstain
Aruthur Edwards, Jr., Treasurer

__________________________ □ Approved □ Disapproved □ Abstain
Jacquelyn V. Wells, Secretary

__________________________ □ Approved □ Disapproved □ Abstain
Kimberly Cornett, Commissioner

__________________________ □ Approved □ Disapproved □ Abstain
Sharon Elliott, Commissioner

__________________________ □ Approved □ Disapproved □ Abstain
Henrietta Webb-Herbert, Commissioner

Resolution
Of
The Housing Authority of the City of Annapolis

Board of Commissioners

Resolution No. FIN 052626 - 02

A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR OF THE HOUSING AUTHORITY OF THE CITY OF ANNAPOLIS TO AUTHORIZE POOL MAINTENANCE AND STAFFING EXPENSES FOR THE 2026 POOL SEASON

WHEREAS, the Housing Authority of the City of Annapolis (HACA) is committed to providing safe, quality recreational amenities and services for residents and families residing within the HACA community; and

WHEREAS, HACA operates a community swimming pool, Leron Fisher pool, for the benefit and enjoyment of its residents during the summer season; and

WHEREAS, HACA has determined that professional pool management, maintenance, and certified lifeguard staffing services are necessary to ensure compliance with all applicable health, safety, and operational requirements; and

WHEREAS, HACA has identified Splash Pools as a qualified vendor to provide pool maintenance, operational oversight, and staffing services for the 2026 pool season; and

WHEREAS, the 2026 pool season shall commence on June 6, 2026, and conclude on September 7, 2026; and

WHEREAS, the pool shall operate seven (7) days per week from 11:00 a.m. to 6:00 p.m, to include holidays.; and

WHEREAS, Splash Pools shall provide two (2) lifeguards during operational hours, including one (1) lifeguard possessing a current Pool Operator's Certification, in addition to providing all necessary pool maintenance and operational services; and

WHEREAS, the total cost for the services to be provided by Splash Pools for the 2026 pool season shall not exceed Forty-Five Thousand Seven Hundred Ninety Dollars ($45,790.00); and

WHEREAS, the City of Annapolis has stated that they would dedicate $44,000 towards the pool program for Summer 2026, and that the ED has authorization to sign agreements with the City to receive those funds; and

WHEREAS, the Board of Commissioners finds that authorizing this expenditure is necessary and in the best interest of HACA residents and the agency.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Annapolis that:

1. The Executive Director is hereby authorized to enter into an agreement with Splash Pools for pool maintenance, operations, and staffing services for the 2026 pool season.
2. The term of service shall extend from June 6, 2026, through September 7, 2026.
3. The pool shall be operated seven (7) days per week from 11:00 a.m. until 6:00 p.m.
4. Splash Pools shall provide two (2) lifeguards during all operational hours, including at least one (1) certified Pool Operator.
5. HACA is authorized to expend funds in an amount not to exceed Forty-Five Thousand Seven Hundred Ninety Dollars ($45,790.00) for the services described herein.
6. The Executive Director and appropriate HACA staff are hereby authorized to take all actions necessary to carry out the intent of this Resolution.

BE IT FURTHER RESOLVED THAT the total authorized cost for Splash Pools for pool staffing and pool maintenance costs for the 2026 pool season are **FOURTY FIVE THOUSAND SEVEN HUNDRED AND NINETY DOLLARS ($45, 790)**

RESOLVED this 26th day of May 2026**.**

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

___________________________ □ Approved □ Disapproved □ Abstain
Craig Coates, Chairman

___________________________ □ Approved □ Disapproved □ Abstain
Patrick Sheridan, Vice-Chairman

___________________________ □ Approved □ Disapproved □ Abstain
Aruthur Edwards, Jr., Treasurer

___________________________ □ Approved □ Disapproved □ Abstain
Jacquelyn V. Wells, Secretary

___________________________ □ Approved □ Disapproved □ Abstain
Kimberly Cornett, Commissioner

___________________________ □ Approved □ Disapproved □ Abstain
Sharon Elliott, Commissioner

___________________________ □ Approved □ Disapproved □ Abstain
Henrietta Webb-Herbert, Commissioner

Resolution
of
The Housing Authority of the City of Annapolis

Board of Commissioners

A Resolution for the Recovery Agreement between the Housing Authority of the City of Annapolis and the United States Department of Housing and Urban Development

Resolution No. ADMIN 052626-01

Recovery Agreement ("Agreement") is entered into between the Housing Authority of the City of Annapolis ("HACA") and the United States Department of Housing and Urban Develop-ment ("HUD") as of this ___ day of _________________, 2026 (the "Effective Date").

RECITALS

WHEREAS, under the United States Housing Act of 1937 ("Act"), as amended, 42 U.S.C. § 1437 *et seq*., HUD is responsible for administering low-income housing programs, and pursuant to the Act, HUD has entered into an Annual Contributions Contract ("ACC") with HACA to develop and operate public housing projects of HACA; and

WHEREAS, pursuant to the Act, HUD must evaluate public housing performance and has instituted the Public Housing Assessment System ("PHAS"); and

WHEREAS, HACA received a failing PHAS score of 36 (of 100) for the fiscal year ending June 30, 2022 (the "2022 PHAS Assessment"); and HACA subsequently received a second failing PHAS score of 47 (of 100) for the fiscal year ending June 30, 2023 (the "2023 PHAS Assessment"); and a third failing score of 45 (of 100) for the fiscal year ending June 30, 2024 (the "2024 PHAS Assessment); and

WHEREAS, based on its 2022, 2023, and 2024 PHAS Assessments, HACA has been designated "Troubled" pursuant to section 6(j)(2) of the Act, 42 U.S.C. § 1437d, and 24 C.F.R. part 902, for financial, physical and/or management indicators, or other such deficiencies as HUD has identified; and

WHEREAS, the 2022 and 2023 PHAS Assessments reflect that HACA received a late presumptive rating of failure (zero score of 25) for its failure to submit the audited financial submission timely for the fiscal year-end 2022 and 2023; and

WHEREAS, the 2024 PHAS Assessment reflects a failing financial sub-indicator, based on a score of 14 points (of 25); and

WHEREAS, the 2024 PHAS Assessment reflects that low occupancy rates at some HACA properties warrant significant improvements; and

WHEREAS, the 2024 PHAS Assessment reflects a high tenant accounts receivable (“TAR”) at some properties; and

WHEREAS, the 2024 PHAS Assessment reflects a failing physical sub-indicator, based on a score of 23 points (of 40); and

WHEREAS, the Act requires HUD and each Troubled Public Housing Agency (“PHA”) to enter into a recovery agreement that establishes: performance targets; strategies for meeting targets; and incentives or sanctions for effective implementation of such strategies intended to improve the Troubled PHA’s performance such that the agency is no longer designated Troubled; and

WHEREAS, the parties desire to correct all HUD-identified deficiencies through the im-plementation of this Agreement.

NOW THEREFORE, in consideration for the obligations contained herein, HUD and HACA agree as follows:

General

1. HACA agrees to strictly comply with all terms of this Agreement, including all perfor-mance requirements, outcomes, and deadlines in paragraphs 5 through 7 below (“Perfor-mance Requirements”).

2. HUD, in its discretion, may provide technical assistance to HACA, including training or contract support, in order to facilitate accomplishment of the Performance Requirements. However, HACA’s compliance with this Agreement shall not be contingent on HUD’s provision of any technical assistance or other discretionary assistance.

3. HACA must submit Progress Reports to HUD commencing 30 days after execution of the Agreement, and every 30 days thereafter until this Agreement is terminated. Each Progress Report, including any supporting documentation, must describe the status of HACA’s ac-tivities such that HUD can adequately monitor HACA’s progress toward the Performance Requirements.

4. Notwithstanding any Performance Requirements, consistent with section 6(j)(3)(B)(ii) of the Act and 24 C.F.R. 902.75(d), and the Troubled Take Action Letter sent by HUD to HACA on December 1, 2023, HACA must:

a. improve its performance by at least 50% of the difference between the initial PHAS assessment score that led to the Troubled designation and the score necessary to remove the PHA’s Troubled designation by the first released PHAS assessment for fiscal years ending on or after June 30, 2025; and

b. improve its performance and achieve an overall PHAS score of at least 60% of the total points available by the next sequential fiscal year PHAS assessment.

Consistent with paragraph 9 below, failure by HACA to comply with the PHAS assessment improvement requirement in this paragraph 4 shall be a basis for HUD to find HACA in substantial default under section 6(j)(3)(A) of the Act.

Performance Requirements

5. **Improve Management.** HACA must:

a. For fiscal year ending June 30, 2026, increase its occupancy rate1 for the low rent public housing program to at least 96%, calculated using data from the approved Fi-nancial Data Schedule (FDS); if FDS data are not available, the occupancy rate will be calculated using unit data from HUD's Public and Indian Housing Information

1 Occupancy is defined as unit months occupied divided by unit months available. The definitions for "unit months occupied" and "unit months available" shall be the same as contained in HUD's FDS requirements.

Center (PIC) system; and

b. For fiscal year ending June 30, 2026, reduce its TAR2 for the low rent public housing program to below 1.5%, calculated using data from the approved FDS; if FDS data are not available, the TAR will be calculated using unit data from HUD's PIC system; and

c. For the first released PHAS assessment for fiscal years ending on or after June 30, 2026, increase the management sub-indicator "MASS" to at least 15 out of 25 possi-ble points, or 60%.

6. **Improve Physical Condition of Dwelling Units.** HACA must:

a. Per PIH Notice 2023-16/H 2023-07, upon completion of inspections, correct any life-threatening and severe deficiencies within 24 hours of notice and any moderate defi-ciencies within 30 days of notice and submit to HUD supporting evidence of defi-ciency correction as required by 24 CFR 5.711(c). If permanent repairs require longer than the allowable time, HACA will provide HUD with a timeframe for completing permanent repairs and submit evidence that the repair is in process within 30 days of initial notice; and

b. Submit all inspection reports for City-conducted inspections of HACA public housing units to HUD within 3 business days of receipt from the City. Consistent with PIH Notice 2023-16/H 2023-07, upon completion of inspections, correct any life-threaten-ing and severe deficiencies within 24 hours of notice with certification of correction submitted to HUD within 2 business days of receipt, and any moderate deficiencies within 30 days of notice and submit to HUD supporting evidence of deficiency cor-rection as required by 24 CFR 5.711(c). If permanent repairs require longer than the allowable time, HACA will provide HUD with a timeframe for completing permanent repairs and submit evidence that the repair is in process within 30 days of initial no-tice. Upon completion of deficiencies identified by the City, HACA must submit a certification to HUD that all other City-cited deficiencies have been corrected, thus enabling

HACA to receive a rental license for the unit from the City. HACA must act as expeditiously as possible to resolve City inspection deficiencies promptly to enable units to be licensed.; and

c. Submit to HUD's Baltimore Field Office within 60 days following the execution date of this Agreement a written Evaluation of Repositioning Options for remaining public housing properties, with consideration to Rental Assistance Demonstration ("RAD"), Section 18 Disposition and/or Demolition, Voluntary Conversion, or Required Con-version; and

2 TAR is defined as Accounts Receivable - Tenants divided by Total Tenant Revenue. The definitions for "Accounts Receivable - Tenants" and "Total Tenant Revenue" shall be the same as contained in HUD's FDS requirements.

d. For any developments scoring less than 60% on their next individual physical inspec-tion reports, HACA shall:

i. Procure a physical needs assessment ("PNA") from a qualified third-party vendor within 2 months of executing this Agreement; and
ii. HACA shall program the identified capital projects from the PNA, based on avail-able funding from the HUD Capital Fund Program, in the Capital Fund 5-Year Ac-tion Plan; and
iii. HACA shall select a project delivery method (e.g., design-bid-build, design-build, construction manager at risk) and third-party vendor to undertake the capital pro-jects identified in the agency's Capital Fund 5-Year Action Plan for each of the specified developments scoring less than 60%, no later than 4 months after receipt of the PNA report; and
iv. Make the contract award no later than 6 months after selection of the project deliv-ery method and qualified third-party vendor; and

e. For the first released PHAS assessment for fiscal years ending on or after June 30, 2026, HACA shall:

i. Increase the physical sub-indicator ("PASS") to at least 24 out of 40 possible points, or 60%.

7. Improve Financial Performance. HACA must:

a. Submit unaudited financial statements by August 31, 2026, and audited financial statements by March 31, 2027, for the fiscal year ending June 30, 2026; and

b. For the first released PHAS assessment for fiscal years ending on or after June 30, 2026, the HACA shall increase the financial sub-indicator ("FASS") to at least 15 out of 25 possible points, or 60%.

Term

8. This Agreement begins on the Effective Date and will continue until the later of: (A) HACA fulfilling all Performance Requirements; or (B) HACA improving its performance pursuant to paragraph 4 of this Agreement.

Default and Remedies

9. Failure of HACA to strictly comply with the terms of this Agreement, including failure to meet any discrete Performance Requirements, shall constitute a default under this Agree-ment and shall be a basis for a determination of substantial default by HUD under section 6(j)(3)(A) of the Act.

10. In making a determination of substantial default, HUD will do so in compliance with the procedures in 24 C.F.R. 907.5. The notice of substantial default pursuant to 24 C.F.R. 907.5(a) shall constitute the notice of default under this Agreement.

11. If HACA is determined to be in substantial default after breaching this Agreement, HUD may seek any available remedy, including any one or several of the following actions con-sistent with the Act and its implementing regulations:

a. Solicit competitive proposals from other PHAs and private housing management agents to manage all or part of HACA's public housing program and project(s);

b. Petition for the appointment of a judicial receiver for HACA;

c. Solicit competitive proposals from other PHAs and private entities with experience in construction management to oversee implementation of HACA's public housing Capital Fund;

d. Take possession of all or part of HACA, including all or part of its public housing program and project(s);

e. Require HACA to make any other arrangements acceptable to HUD, in its full dis-cretion, for managing all or part of the public housing program and project(s).

12. Notwithstanding anything in this Agreement, HUD retains its full discretion to exercise any rights available under applicable law, including those in section 6(j) of the Act, to make a determination of substantial default or take any available remedial action against HACA, regardless of HACA's compliance with the terms of this Agreement.

13. HUD's exercise or non-exercise of any available rights or remedies under this Agreement or any applicable law will not be construed as a waiver of HUD's right to exercise that or any right or remedy at any time.

14. This Agreement does not in any way contemplate money damages for breach of this Agreement by HUD.

Modifications, Amendments, and Changed Circumstances

15. This Agreement contains the complete and final expression of the recovery agreement between the parties and supersedes any other oral or written proposals, negotiations, conversations, discussions, or agreements between the parties related to the recovery agreement.

16. This Agreement does not supersede, modify, or amend the ACC between HUD and HACA, or in any way excuse HACA from complying fully with its obligations under the ACC. Nothing

contained in this Agreement shall serve to limit, modify, or preclude HUD's right to take any remedial action under the ACC.

17. This Agreement may only be modified or amended by a written instrument signed by all of the parties expressly stating that such instrument is intended to modify or amend this Agreement. Any modification or amendment shall be limited to the provisions of this Agreement specifically referred to therein and shall not be deemed a modification or amendment of any other provision.

18. Modification or amendment of this Agreement shall not constitute a waiver of the applica-ble statutory or regulatory requirements.

19. Should any provision of this Agreement be determined to be invalid or unenforceable by any statute, regulation, or judicial ruling, such determination shall not affect any other pro-vision of this Agreement to the extent that the Agreement shall remain operable, enforce-able and in full force and effect to the extent permitted by law. Accordingly, each obligation imposed by this agreement should be construed as severable from the others to the extent it is practicable.

20. The parties shall not be responsible for any failure to implement the terms of this Agree-ment due to unforeseen and unavoidable circumstances outside of their control, provided that the failure to perform is excused by HUD in writing.

21. To the extent authorized by the Act and HUD regulations, and notwithstanding any other provision of this Agreement, HUD has the total discretion to unilaterally amend this Agree-ment to address changed factual circumstances affecting the PHA's implementation of this Agreement and, more generally, its programs.

Conflicts
22. In the event of any conflict between the provisions of this Agreement and public housing requirements, including but not limited to the Act, applicable regulations, and the ACC, as those requirements may be amended from time to time, the public housing requirements shall prevail. HUD reserves the right to determine and resolve any such conflict.

No Third-Party Beneficiaries
23. This Agreement confers no rights or remedies upon any person or entity other than HUD or HACA.

Miscellaneous
24. No provision, term, or language contained in this Agreement shall be construed by any Court against HUD for having drafted the agreement. Further, this Agreement shall be read consistently with all applicable federal statutes, regulations, the ACC, or interpretive rule. If the agreement may not be read consistently with a statute, regulation, ACC, or interpretive rule, then the statute, regulation, ACC, or interpretive rule shall control. This Agreement places the exclusive authority with HUD to determine and reconcile any con-flict.

25. Any citation of law in this Agreement includes the application of any succeeding law, reg-ulation, ACC, or interpretive rule such as a PIH notice.

26. The parties agree that any cost related to their compliance with this Agreement shall be their individual responsibilities.

27. This Agreement may be executed and delivered in separate counterparts, which, when so executed and delivered, shall be deemed an original.

28. This Agreement may be executed electronically, and electronic signatures must be treated in all respects as having the same force and effect as handwritten or original signatures.

29. HUD and HACA (their employees, subcontractors, partners or assigns) shall comply with all applicable federal, state, and local laws and regulations, as amended from time to time during the term of this Agreement, in the execution of this Agreement.

IN WITNESS WHEREOF, the parties or their duly authorized representatives hereby execute this Agreement on the date first written above.

Signature Page Follows

UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
By: ___________________________________
Date: ___________________________________
Laurel L. Davis
Public Housing Director
Baltimore Field Office
Housing Authority of the City of Annapolis
By: ___________________________________
Date: ___________________________________
Bishop Craig Coates
Board Chair
Housing Authority of the City of Annapolis
By: ___________________________________
Date: ___________________________________
Melissa Maddox-Evans
Executive Director
Housing Authority of the City of Annapolis

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 No. ADMIN 052626-01