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

Virtual: Zoom

Tuesday October 27, 2026 – 4:30 pm

Agenda

I. Call to Order/Roll Call

II. Approval of Minutes

- September 30, 2026 – Open Meeting Minutes

III. Chairman's Report – Craig Coates

IV. Executive Director Report – Melissa Maddox-Evans

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

V. New Business

- **Resolution No. FIN 10272026-01**

  Resolution Property Preservation LLC Snow Removal

- **Resolution No. FIN 10272026-02**

  Resolution Concept 24 LLC Retaining Wall

VI. Public Comments

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

VII. Next Meeting Date – Tuesday, November 24, 2026 – Virtual Via Zoom

VIII. Adjourn Meeting

HOUSING AUTHORITY

OF

THE CITY OF ANNAPOLIS

BOARD OF COMMISSIONERS

REGULAR MONTHLY MEETING

OFFICIAL MEETING MINUTES

Date

Wednesday, September 30, 2026

Time

5:00 pm

Location

Virtual Meeting (Zoom Webinar)

Board Leadership

Chairman: Bishop Coates

Executive Director/CEO: Melissa Maddox-Evans

As of October 21, 2026

HOUSING AUTHORITY OF THE CITY OF ANNAPOLIS

BOARD OF COMMISSIONERS

REGULAR MONTHLY MEETING MINUTES

I. Call to Order

II. Roll Call

III. Approval of Previous Meeting Minutes

IV. Chairman's Comments

V. Resolutions and Board Actions

VI. Executive Director's Report

VII. Finance Report

VIII. Operations / Property Management Report

IX. Housing Choice Voucher Program Report

X. Development Report

XI. Resident Services Report

XII. Public Comment

XIII. Closing Remarks

XIV. Adjournment

As of October 21, 2026

Board of Commissioners

Chairman

Bishop Craig Coates

Commissioners

• Patrick Sheridan, Vice-Chairman

• Jacquelyn “Jackie” Wells, Secretary

• Arthur “Jib” Edwards, Treasurer

• Sharon Elliott, Commissioner

• Kimberlee Cornett, Commissioner

Commissioner’s Present

• Jacquelyn “Jackie” Wells, Secretary

• Sharon Elliott, Commissioner

• Kimberlee Cornett, Commissioner

Executive Leadership

Melissa Maddox-Evans

Executive Director / Chief Executive Officer

Prepared By

Executive Office

Housing Authority of the City of Annapolis

Official Record of Proceedings

These draft minutes summarize the proceedings, reports presented, motions considered, and Board actions at the Housing Authority of the City of Annapolis Board of Commissioners meeting held September 30, 2026. Items not identifiable from the supplied transcript require verification before final adoption.

As of October 21, 2026

HOUSING AUTHORITY OF THE CITY OF ANNAPOLIS

BOARD OF COMMISSIONERS

REGULAR MONTHLY MEETING MINUTES

Date: Wednesday, September 30, 2026

Time: 5:00pm

Location: Virtual Meeting (Zoom Webinar)

I. Call to Order

Presenter: Bishop Craig Coates, Chairman

Chairman Coates called the regular monthly meeting to order at the beginning of the recorded meeting. He welcomed the Commissioners, staff, and virtual attendees.

II. Roll Call

Presenter: Adrienne Carter, HACA Office Manager

Roll call was conducted. Chairman Coates, Commissioner Cornett and Commissioner Wells were called by name, and Commissioner Elliott responded "Present." The Executive Director also responded "Present." The Chairman confirmed that a quorum was established.

III. Approval of Previous Meeting Minutes

Presenter: Bishop Coates, Chairman

The Chairman requested a motion to approve the minutes of the July 28, 2026 meeting, as identified in the transcript. A motion and second were offered; the individual speakers are not identifiable in the transcript. The Chairman called for a vote and announced that the minutes were approved.

Motion

Motion: To approve the July 28, 2026, meeting minutes.
Moved by: Commissioner Wells
Seconded by: Commissioner Elliott
Vote: Affirmative responses were recorded ("Aye")
Result: Approved, as announced by the Chairman.

IV. Chairman's Comments

Presenter: Bishop Coates, Chairman

Chairman Coates acknowledged scheduling challenges that had affected the Board's ability to convene and thanked staff and Commissioners for their continued efforts. He noted that redevelopment would present challenges, but emphasized the importance of moving forward as a team. He commended staff for responding to resident correspondence and concerns and welcomed those attending the meeting.

The Chairman also discussed the importance of responding promptly to correspondence from residents. He explained that he forwards concerns to appropriate staff and expressed appreciation for the responses that had been provided, emphasizing the value of responsiveness and accountability as the agency continues its redevelopment work.

V. Resolutions and Board Actions

Before the Executive Director's departmental report began, Ms. Melissa Maddox-Evans asked Chairman Coates whether the Board wished to move New Business ahead of the scheduled reports. Chairman Coates agreed that he would like to address New Business first, subject to the agreement of the Commissioners, explaining that several Commissioners would need to leave and that a quorum was necessary to take action on the resolutions. The Board proceeded with New Business before returning to the regular reports. No separate formal motion or recorded vote to amend the order of business is identifiable in the transcript.

1. Strategic Program and Advisory Services

The Board considered the recommended engagement of two firms, transcribed as "Coretto" and "Baker Tilly," to assist with strategic planning, business restructuring, asset management, financing structures, organizational redevelopment, community outreach, and Board and staff training. Commissioners acknowledged the extensive proposal-review process and the assistance provided by staff. The firms' legal names and resolution number should be verified against the resolution packet.

During the discussion, a Commissioner thanked staff for providing the request for qualifications and the firms' responses, observing that the review materials were extensive and that assistance from staff had been helpful in answering questions. Chairman Coates acknowledged the comments received from Commissioner Elliott and thanked the review team. With no further questions raised, a motion and second were offered. The Chairman requested affirmative and opposing votes and specifically confirmed Commissioner Wells' affirmative response after initially being unable to hear her. He announced that the resolution was approved.

Motion: Approval requested by the Chairman.
Moved by: Commissioner Cornett
Seconded by: Commissioner Wells
Vote: Affirmative responses recorded ("Aye"); no opposition announced.
Result: Approved, as announced by the Chairman.

2. Accounting, Financial Policies and Records Retention

The Executive Director explained a proposed update to the agency's document retention requirements, specifically the addition of tenant-file retention provisions consistent with applicable HUD guidance. She described the review of paper and electronic files, document digitization, and the need to avoid inadvertent destruction. The discussion referenced a minimum tenant-file retention period of approximately three years, subject to applicable requirements, and the cost of storing records. The Board approved the identified policy amendment.

The proposed retention provisions were discussed in the context of a broader records modernization effort, including electronic document storage and review of physical files. Staff explained that the existing policy already addressed corporate, real estate and fiscal documents, but needed clearer direction on tenant files before any records were discarded.

A Commissioner asked whether the amendment was limited to the specific section identified in the resolution. Ms. Maddox-Evans confirmed that it was. Another question concerned why tenant-file retention was shorter than the periods applicable to many other records. Ms. Maddox-Evans explained that the agency was incorporating applicable HUD requirements and that retention periods vary by record type and applicable state or federal rules; some records must be maintained permanently. She emphasized that the policy would not require HACA to destroy a record at the minimum retention date and that unnecessary retention of paper and electronic records imposes storage and server costs. After a motion, second and affirmative vote, the Chairman announced approval.

Motion: Approval requested by the Chairman.
Moved by: Commissioner Wells
Seconded by: Commissioner Cornett
Vote: Affirmative responses recorded (“Aye”); no opposition announced.
Result: Approved, as announced by the Chairman.

3. Emergency Plumbing Repairs — 1165 Madison Street, Apartment B3

The Board considered authorization for emergency plumbing repairs exceeding the Executive Director’s $5,000 approval threshold. Discussion addressed aging sewer lines, blockages, improper disposal of wipes, and possible root intrusion, although the specific cause in this unit was not established. The Chairman announced approval.

Ms. Maddox-Evans explained that the emergency work required Board authorization because the amount exceeded her $5,000 approval threshold. In response to a question about root intrusion, she stated that she could not confirm the cause in the particular apartment. She described aging pipes, improper disposal of wipes and other materials, and root systems as recurring contributors to sewer blockages. After a motion and second, affirmative votes were heard and the Chairman announced approval.

Chairman Coates asked whether tree roots or deteriorating sewer infrastructure might be contributing to the problem. Staff discussed recurring plumbing challenges at older properties, including blockages associated with materials flushed into the system, but did not establish a definitive cause for this particular repair.

Motion: Approval requested by the Chairman.
Moved by: Commissioner Elliott
Seconded by: Commissioner Wells.
Vote: Affirmative responses recorded (“Aye”); no opposition announced.
Result: Approved, as announced by the Chairman.

4. City of Annapolis Entry / Easement Agreement

The Board considered an agreement with the City of Annapolis and Landex related to a bicycle and walking trail in the Annapolis Gardens area. A portion of the proposed trail crosses HACA land. The Executive Director explained that HACA counsel had reviewed the proposed easement documents. The Chairman announced approval.

Ms. Maddox-Evans described the land as an area behind the property that was not currently walkable and explained that the City's project would improve it as part of the bicycle and pedestrian path. She noted that the project had been discussed over a period of years and that HACA's attorneys had reviewed and approved the easement materials. A motion and second were requested, and the Chairman announced approval after the affirmative vote.

The Executive Director explained that the trail alignment would require permission to enter or use a portion of HACA property. Counsel had reviewed the easement materials, and Commissioners discussed the City's progress on the broader bicycle and pedestrian trail project.

Motion: Approval requested by the Chairman.
Moved by: Commissioner Wells
Seconded by: Commissioner Cornett
Vote: Affirmative responses recorded ("Aye"); no opposition announced.
Result: Approved, as announced by the Chairman.

5. Website AI Chat Subscription

The Board considered a website chatbot intended to guide residents and the public to existing HACA website information, including housing applications, work orders, and management-office contacts. The Executive Director described an initial annual subscription of approximately $3,200, with future renewals potentially bringing the total above $5,000. She stated that the tool would use publicly available website content rather than confidential resident information. William Eberle was identified as the staff point of contact, with oversight by the Executive Director. The Chairman announced approval.

Ms. Maddox-Evans explained that the Board had previously authorized exploration of artificial intelligence and that this resolution addressed a specific website application. She described examples of questions the chatbot could direct visitors to, including how to apply for housing and how to submit work orders. The discussion distinguished the proposed website navigation function from access to private resident information.

The Executive Director explained that the proposed tool would serve as a navigational aid, directing visitors to existing public-facing information rather than answering confidential resident-specific questions. Commissioners discussed the initial cost, recurring subscription expense, oversight and the distinction between informational assistance and decisions that must remain with HACA staff.

Motion: Approval requested by the Chairman.
Moved by: Commissioner Wells
Seconded by: Commissioner Cornett
Vote: Affirmative responses recorded ("Aye"); no opposition announced.
Result: Approved, as announced by the Chairman.

Following the completion of New Business, Chairman Coates returned the meeting to the scheduled departmental reports, beginning with the Executive Director's Report.

VI. Executive Director's Report

Presenter: Melissa Maddox-Evans, Executive Director/CEO

Inspections and HUD Performance

Ms. Maddox-Evans reported that HUD NSPIRE inspections, formerly REAC inspections, were scheduled for October 19 at Eastport Terrace and Harbour House; the Bloomsbury Square date remained pending. She also noted upcoming state inspections at Bloomsbury Square and City inspections at Eastport Terrace and Harbour House.

The Executive Director explained that the concentration of federal, state, and City inspections would require significant staff preparation and coordination across the developments. She expressed hope that the upcoming inspections would go well while acknowledging the effect that physical inspection scores can have on HACA's overall performance assessment.

The agency timely submitted its Housing Choice Voucher SEMAP certification. HUD advised that the program's troubled designation would remain until an on-site confirmatory review, for which no date had been established because of travel-funding constraints. The Executive Director anticipated that a review might not occur until the following year. She also noted that HACA awaited its 2025 public housing performance score.

The Executive Director explained that a certification submission alone does not immediately remove the troubled designation. HUD must conduct the confirmatory review and evaluate supporting records before formally changing the program's status. She noted that the agency was continuing to prepare even though the timing of HUD's visit was outside HACA's control.

Choice Neighborhoods Funding and Redevelopment

HACA was not selected for a Choice Neighborhoods grant. The Executive Director reported that HUD cited the agency's troubled designation and that four awards were made from thirteen applications nationwide. She stated that HACA would continue pursuing other funding sources for the Eastport Terrace–Harbour House redevelopment.

The Executive Director discussed the competitive nature of the national grant process and reiterated that redevelopment planning would continue despite the unsuccessful application. She emphasized that HACA would pursue other financing opportunities rather than allowing the grant decision to halt progress.

Agency Scoring and Rent Collection

In response to questions, Ms. Maddox-Evans explained that agency performance reflects weighted management, financial, physical, and other indicators. She noted improvements in timely financial reporting but identified rent collection and uncertain physical inspection results as continuing concerns. Commissioners discussed legal and procedural barriers to collecting delinquent rent and the possibility of raising these issues with City officials. A meeting with the Mayor was referenced for October 15.

Commissioners discussed the relationship between financial reporting, physical inspections, management performance and the collection of resident rent. The Executive Director explained that stronger performance in one scoring category may be offset by weaker results elsewhere, making coordinated improvement across departments essential.

Community Engagement

The Executive Director encouraged participation in the Anne Arundel County Affordable Housing Symposium scheduled for October 21, where she expected to participate in a panel discussion with local and housing-policy leaders.

VII. Finance Report

Presenter: Marisa Stanley, Chief Finance Officer

Ms. Stanley reported that HACA submitted its fiscal year 2026 unaudited Financial Data Schedule to HUD on August 28, ahead of the August 31 deadline. Finance had begun coordinating with auditors and fee accountants to complete the annual audit and submit the audited FDS by March 31, 2027. Commissioners commended the Finance team.

The Finance Department's timely submission was recognized as an important compliance milestone. Ms. Stanley explained that the next stage would involve coordinating with the audit team and fee accountants to complete the year-end financial review and meet HUD's audited reporting deadline.

VIII. Operations / Property Management Report

Presenter: Dee Brown, Senior Housing Manager

Ms. Brown reported six evictions across the portfolio during September and sixteen additional evictions awaiting scheduling. She reported collections totaling $22,475.05 from residents who obtained rental assistance or made payments. A Commissioner noted that the collection rate had increased by nine percentage points or percent, as phrased in the discussion; the underlying report should be consulted to confirm the measure.

The Operations discussion distinguished completed evictions from cases awaiting scheduling. Staff explained that collections can occur as residents obtain rental assistance or make payments during the legal process. The Board also discussed how delayed resolution of cases can affect rent collection and agency cash flow.

The agency reported three move-ins during September and continued work to turn vacant units and contact waiting-list applicants. Ms. Brown described challenges in attracting applicants who were unfamiliar with public housing or concerned about neighborhood conditions. She stated that vacancies had improved significantly from approximately 52–60 at the comparable point the prior year, although the exact current vacancy count was not stated. Staff were recognized for their work.

Staff described efforts to reduce the time between completing unit preparation and placing new residents. The Operations team was contacting eligible applicants from the waiting list and working to improve occupancy, while acknowledging that some prospective residents expressed reservations about particular properties.

IX. Housing Choice Voucher Program Report

Presenter: Ron McCoy, Housing Choice Voucher Program Director

Mr. McCoy confirmed timely submission of the SEMAP certification and explained that HUD's confirmatory review would determine the formal performance assessment. He emphasized new quality-control checklists to standardize participant files and ensure required HUD documentation. He also

referenced forthcoming triennial recertifications for fixed-income households, payment-standard updates, and improvements in customer service and efficiency.

Mr. McCoy described quality-control checklists introduced at the beginning of the fiscal year. The checklists are intended to ensure that files contain the HUD-required documentation for each action, standardize staff processing, and make the program better prepared for compliance reviews.

In response to a question, Mr. McCoy clarified that the project-based voucher portfolio discussed included Annapolis Gardens, Morris Blum, and Obery Court, but not Admiral Oaks. He noted that a household at Admiral Oaks could hold a tenant-based voucher and invited the individual to contact him directly regarding a reported management concern.

X. Development Report

Presenter: Aseem Nigam

Eastport Terrace / Harbour House

Mr. Nigam reported on a September 8 committee meeting with interested parties, at which the Phase I site plan and anticipated timeline were presented and community feedback was positive. The development team continued working on Phase I financing, awaiting CDA feedback, and preparing a 4% tax-credit application.

The community meeting provided an opportunity to review the proposed Phase I site plan, discuss the redevelopment schedule and receive feedback. Mr. Nigam emphasized that continued coordination among the developer, HACA, the City and financing partners would be necessary to advance the project.

The team also met with City representatives, including Public Works, and its architect and civil engineer to discuss site plans, timing, permitting, and the review process. City staff indicated willingness to expedite the process where possible. Phase I financing closing was projected for fall 2027 or potentially spring 2028, subject to permits and approvals. Regular coordination meetings were planned.

Robinwood and Bloomsbury Square

Mr. Nigam reported continued biweekly coordination with developer CHP and work toward the 65% design submission and CDA financial-viability review. The anticipated Bloomsbury Square closing remained April 2027, with Robinwood Phase I anticipated for August or September 2027. A developer-rights agreement had been forwarded to CHP for comment and was expected to return to the Board after negotiations.

The development team discussed the 65% design milestone and the financial-viability review as important steps toward the anticipated closings. Mr. Nigam explained that the developer-rights agreement had been sent to CHP for comments and would be presented for Board consideration after outstanding issues were resolved.

In response to a question, Mr. Nigam stated that the Robinwood plan continued to include 214 rental units in the first phase and approximately 21–23 homeownership units in a subsequent phase.

XI. Resident Services Report

Presenter: Report reviewed in the absence of Bridget McLaughlin

The Chairman acknowledged the written Resident Services Report, which included program and participant figures. Ms. McLaughlin was absent on leave. Commissioners were invited to ask questions; none were recorded in the transcript.

The Chairman commented that the written report contained a broad breakdown of programs and participant numbers. Because Ms. McLaughlin was on leave and not present, he invited Commissioners to raise questions about the written material. No questions were raised, and the meeting moved to public comment.

XII. Public Comment

Presenter: Bishop Coates, Chairman

The Chairman opened the public-comment period, explaining the three-minute speaking limit, the expectation of respectful remarks, and the restriction against discussing individual resident matters in the public meeting. Staff indicated that no elected officials, Resident Advisory Board representatives, resident council speakers, or members of the general public were present to offer comments. No public comments were recorded.

Chairman Coates called first for elected officials and then for representatives of the Resident Advisory Board, resident councils and the general public. Staff clarified that the virtual attendees were employees, apart from an automated note-taking participant. No eligible public speakers were identified and no testimony was given.

The Chair asked whether any elected officials, Resident Advisory Board or resident council representatives, or other members of the public wished to speak. Staff did not identify any speakers in those categories, and the meeting proceeded without recorded public testimony.

XIII. Closing Remarks

The Chairman announced that the next regular meeting would be held Tuesday, October 27, 2026, via Zoom. After adjournment, participants thanked HACA staff, including Adrienne and William, and reminded Commissioners to complete their pending DocuSign resolutions and mark the box acknowledging their vote. These comments occurred after the meeting had been declared adjourned.

XIV. Adjournment

Presenter: Bishop Coates, Chairman

Chairman Coates requested a motion to adjourn. A motion was made by Commissioner Wells and seconded by Commissioner Elliott. The Chairman called for a vote, affirmative responses were heard, and he declared the meeting adjourned.

As of October 21, 2026

The Housing Authority of the City of Annapolis



Board of Commissioners Report

October 27, 2026

The Housing Authority of the City of Annapolis
Board of Commissioners

Bishop Craig Coates



Chairman

Patrick Sheridan



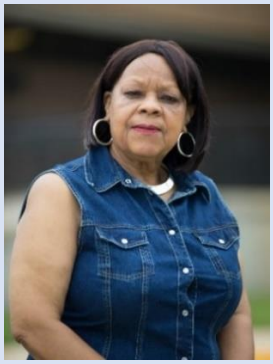
Vice-Chairman

Arthur Edwards, Jr.



Treasurer

Jackie Wells



Secretary

Kimberlee Cornett



Commissioner

Sharon Elliott



Commissioner

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Executive Director Report

October 2026 Executive Director/CEO

We met with the mayor and his staff on Oct. 15th to discuss issues related to HACA, namely our redevelopment plans, funding options and inspections issues. It was a productive discussion that we hope continues to mutually benefit both entities.

I will participate in a penal discussion at the Anne Arundel Affordable Housing Symposium on Oct. 21st, with several other local leaders. The discussion will hopefully help promote progress within the region.

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

Development/Capital Projects

- Discussions with the Winn Co. are moving forward related to the acquisition of Annapolis Gardens. We will provide updates as proposals are finalized.
- We met with State County and City officials to discuss funding gaps for the Robinwood development project.
- We are reapplying for the 9% tax credit program this October as we were not awarded tax credits in the July round for Eastport/Harbour House. We will keep you updated on the progress.
- Relocation interviews have begun at the BBSQ and Robinwood communities with the CHP relocation team.
- We are still waiting for the finalization of the MOUs associated with the City ($1M), the City's investment of $500,000 for capital needs for public housing.
- The City Pool Program funds and related agreement to reimburse HACA ($44K) were received in October.
- Met with the Pennrose team and was glad to learn, responsive to resident needs has improved and recertifications are being kept current.

Finance

- The FY 2025 unaudited financials were accepted by HUD. Final audit activities are in progress.
- We submitted the required HUD form related to public housing operating funds this month.

Operations/ Management/HCVP

- **HUD NSPIRE** inspections occurred this month at Eastport Terrace/Harbour House and Bloomsbury Square
- **HUD BENCHMARKS**

- Our **PIC score** for the HCVP is 92.21**%** and PH 89.36**%** programs. Reporting compliance minimum score is 95% for both programs. The PH and HCVP are working to get above 95%. PIC Scores reflect move-in, move-out, recertification and interim updates.
- HACA **Occupancy Rate** by Property as of 10/16/2026 –90.55 %, Average for State of Maryland PHAs 93.28%. HUD's target occupancy goal is 96%
  - Harbour House – 91.29%
  - Robinwood –87.41%
  - Bloomsbury Square – 94.12%
- **Rent Collection Rate** – See Operations Report for details

- City Inspections

HACA Unlicensed 10.12.2026		
Property	**Unlicensed Units**	**Date Expired**
Robinwood (146 total units)	121	9/1/2026
Eastport Terrace (84 total units)	8	2/1/2026
Bloomsbury Square (51 total units)	0	
Harbour House (273 total units)	12	2/1/2026
Total Unlicensed	**141**	

Legal/Compliance

- We submitted a compliance update report to DHCD for Bloomsbury Square by October 10th.
- HUD did not approve of our requests to place ten units under MOD Off-line status related to our redevelopment projects at Robinwood and Bloomsbury Square. They have changed their supporting documents requirements from previous requests we have submitted. We will resubmit our requests.
- There is a tentative settlement being negotiated among the parties for the Fisher and Johnson cases. The settlement is not yet executed.

Resident Services

- I attended the 31st Annual Fannie Lou Hamer Awards Event. Ms. Samelia Parker of Obery Courts and Ms. Heaven White of Eastport Terrace were presented with awards. Congratulations to them both.
- I will attend a Moments with Melissa meeting with residents to obtain their feedback at Bloomsbury Square on October 21st.

City/County/State Partnerships

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

Community Partnerships

- I attended the Anne Arundel Affordable Housing Coalition Candidates Forum on Oct. 7th.
- I attended bi-weekly meeting with the Eastport Civic Association Public Safety Committee.
- I visited the Joy Grows Community Farm. They are starting creative partnership with The New Village Academy Public Charter School and are inviting students for onsite visits. HACA is also exploring an internship program with the new charter school.

HACA Property Arrests (Past 2 Months)

Case Number	Arrest Date	Occurred Incident Type	Arrest Location	Arrest Number
2026-00028777	**2026-08-25**	CDS Activity / Complaint	[redacted]	[redacted]
2026-00028777	**2026-08-25**	CDS Activity / Complaint	[redacted]	[redacted]
2026-00029042	**2026-08-27**	Traffic Stop	[redacted]	[redacted]
2026-00029783	**2026-09-02**	CDS Activity / Complaint	[redacted]	[redacted]
2026-00029783	**2026-09-02**	CDS Activity / Complaint	[redacted]	[redacted]
2026-00030033	**2026-09-04**	CDS Activity / Complaint	[redacted]	[redacted]
2026-00030313	**2026-09-06**	Drunk Driving	[redacted]	[redacted]
2026-00030687	**2026-09-10**	CDS Activity / Complaint	[redacted]	[redacted]
2026-00030687	**2026-09-10**	CDS Activity / Complaint	[redacted]	[redacted]
2026-00031026	**2026-09-13**	Hit and Run / Injury	[redacted]	[redacted]
Unknown	**2026-09-28**	Unknown	[redacted]	[redacted]
2026-00029777	**2026-09-21**	Trespassing	[redacted]	[redacted]
2026-00031487	**2026-09-23**	Assault - Aggravated	[redacted]	[redacted]
2026-00028166	**2026-08-20**	Assault - Aggravated	[redacted]	[redacted]
2026-00028652	**8/24/2026**	Domestic Disturbance	[redacted]	[redacted]
UPDATED:	10/2/2026			

Finance Report

Rent Collection

By Property:

Housing Authority of the City of Annapolis Collections Report

9/30/2026

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	81	22,679.40	11,695.35	52%	83	22,396.48	10,147.00	45%	$ 282.92	$ 1,548.35
Harbour House	243	80,329.33	49,063.94	61%	245	79,302.16	48,742.73	61%	$ 1,027.17	$ 321.21
Robinwood	127	59,185.89	51,103.15	86%	132	61,115.02	49,684.45	81%	$ (1,929.13)	$ 1,418.70
Bloomsbury Square	48	23,751.88	22,431.58	94%	49	23,560.35	24,020.05	102%	$ 191.53	$ (1,588.47)
Totals	**499**	**$185,946.50**	**$134,294.02**	**73%**	**509**	**$ 186,374.01**	**$ 132,594.23**	**73%**	$ (427.51)	$ 1,699.79

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	2	2	100%	31	30	96%
Eastport/Harbour House	45	30	67%	306	263	86%
Robinwood	24	22	92%	143	130	91%
HACA Managed Total	71	54	76%	504	445	88%

Routine Work Orders Generated

Property	Month	Year to Date
	WO Count	WO Count
Bloomsbury Square	11	138
Eastport/Harbour House	170	717
Robinwood	47	343
HACA Managed Total	228	1198

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

Property	Occupied	Vacant	Grand Total	Occupancy Rate
554	503	51	554	90%

Move-ins/Move-Outs/Transfers

Property	Move-Ins	Move – Outs	Transfers
Bloomsbury Square	0	1	0
Eastport/Harbour House	2	1	0
Robinwood	0	4	2
HACA Managed Total	2	6	2

Occupancy Rate - Agency Wide		
July	**August**	**September**
92%	**92%**	**90%**

Current Waiting List

Public Housing	Total Number
Total	**2060**

Housing Choice Voucher Program	Total Number
Total	**603**

Grand Total	2,663

Operations Report – Housing Choice Voucher Program

SEPTEMBER 2026 Activity

Section I: Tenant-Based Voucher Program

	SEPTEMBER 2026
Allocated*	770
Under Contract	726
Vouchers Issued	0-Emergency Vouchers
Termination of Assistance	1
Portability Port Out Portability Port In	0 0

*Reflects the regular vouchers plus VASH Vouchers

Section II: Homeownership Program

	SEPTEMBER 2026
Participants	1

Section IV: PIC SCORES

	SEPTEMBER 2026
PIC	92.21%

Section III: Additional Highlights

- Number of Landlord checks (HAP) processed - 726
- Landlord Checks (HAP) Issued Total - $830,206.00

Totals HACA & Quadel			(cut off December 2026)
PBV:	Total Files	2025 Complete	2026 Complete
Annapolis Gardens	58	100 %	50 %
Morris Blum	110	81 %	50 %
Obery	57	100 %	86 %
Obery 1 & 3	52	100 %	92 %
Wilbourne	67	100 %	91 %
PBV All Properties	344	96 %	74 %

Development Report

Redevelopment In Process

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

Capital and Redevelopment Projects

- **City of Annapolis**
  - CNI (Choice Neighborhood Initiative) Planning process.
    The teams have completed Phase 1 - Assessment of the Eastport Terrace-Harbour House: Assessment has included conducting resident surveys; reviewing existing plans; demographic and other data collection; stakeholder interviews; inventorying of open spaces, transportation, service providers, businesses, housing, etc.; real estate market studies; Maryland Historical Trust review; and Phase 1 Environmental Site Assessment.

    o We had community meetings on April 17th and 18th to discuss the Concept Plan. The transformation plan was submitted to HUD by the end of November 2023. HUD has accepted the plan.

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

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

- An RFQ for developers was advertised for Robinwood, Bloomsbury Square and Harbour House/Eastport Terrace.
- HUD-CHAPs were approved for Bloomsbury Square and Robinwood, which authorizes us to begin the redevelopment process.

- HACA received five proposals from the developers by the deadline of May 4, 2023.
- HACA staff along with EJP Consulting reviewed the proposals and asked one of the developers to make their presentation, on Harbour House/Eastport Terrace on July 31st. However, the developer withdrew their proposal. A new RFQ for Harbour House/Eastport Terrace was issued in August 2024. The pre-bid conference was held on September 17, 2024, and the tour of the sites was conducted on October 7, 2024. Three proposals were received by the due date of November 14, 2024. The selection committee selected Genesis Companies and Monadnock Development, based in NY, as the developer for the site. A meeting with the developer and the city staff was held on April 29th with a follow-up f meeting in the first week of May. 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. We recently heard from HUD that HACA's CNI Application was denied. HACA is moving forward on the project with or without CNI funds.
- On July 15, 2026, the development team submitted the 9% tax credit application for 50 units within phase I of the project for Round I of the tax credit application process. There will be 5 market rate units within this 50-unit application. The overall phase I will include 150 units – 50 units within 9% tax credit application and 100 units within 4% tax credit application. The developer heard from the state that they were not successful in getting the award of the 9% tax credits. The developer is expected to apply again for Round II of the 9% tax credit application process. The developer is also expected to submit the 4% tax credit application for phase I to the state by the end of October 2026. A community meeting was held on September 8th to apprise the community of the progress made thus far and for the community to provide input on any aspect of the project.
- 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. CHP and their relocation coordinator conducted household interviews on October 14th and 15th for Bloomsbury Square and Robinwood respectively. Financing closings for Bloomsbury and phase I Robinwood are scheduled for Spring 2027 and Fall 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.
- HACA's Board approved the Development Rights Agreement for Bloomsbury Square during their June 2026 meeting.
- HACA's outside counsel is working on the Development Rights Agreement for Robinwood. We expect to present it to the Board during Fall 2026.

Resident Services Board Report

Resident Services Department

September 2026 Board Report – Digital Equity, Computer Literacy, and Workforce Readiness

The Housing Authority of the City of Annapolis (HACA) is entering the final 10 weeks of its Office of Statewide Broadband (OSB) grant-funded Digital Equity and Computer Literacy Program. In September 2026, three new training cohorts commenced, reinforcing HACA's commitment to closing the digital divide, strengthening residents' technological competencies, and promoting pathways to employment and economic self-sufficiency.

One cohort is designed for beginner-level participants with little to no prior computer experience, including residents who do not yet have an email address. Instruction focuses on establishing a foundation in digital literacy, including basic computer operations, creating and managing email accounts, navigating the internet, and developing proficiency in Microsoft Word, Excel, and other essential computer applications. Residents are learning practical skills that will enable them to communicate professionally, create and edit documents, organize information, complete online forms, and navigate digital platforms with greater confidence and independence.

The two advanced cohorts serve residents who previously participated in the program and are continuing to expand their computer knowledge and technical abilities. These sessions introduce emerging technologies, including artificial intelligence (AI), as well as more advanced computer applications and programming concepts. Participants have opportunities to strengthen their problem-solving, critical-thinking, information-management, and technology-adaptation skills while developing a broader understanding of how digital tools are used in professional and workplace settings.

The skills gained through this program are directly applicable to today's employment environment. Residents are developing competencies that can support their pursuit of entry-level administrative, customer service, clerical, data entry, and other positions requiring computer proficiency. Training in email communication, word processing, spreadsheets, internet research, and digital document management can help participants prepare résumés and cover letters, complete online employment applications, communicate with prospective employers, participate in virtual interviews, and navigate online job-search platforms. As residents advance their technical knowledge, exposure

to AI and programming concepts also helps them familiarize them with emerging workplace technologies and the importance of continued professional development.

In addition to technical instruction, the program helps residents build confidence in using technology to overcome barriers that may otherwise limit access to employment, education, and essential services. Digital literacy can be particularly important for individuals who have limited computer experience or have been disconnected from opportunities to develop these skills. By strengthening their ability to independently navigate online systems, residents are better positioned to pursue employment opportunities, access workforce development resources, participate in educational and credentialing programs, and take steps toward long-term financial stability.

This initiative supports HUD-aligned resident self-sufficiency and economic empowerment objectives by investing in residents' capacity to increase their knowledge, improve their employment readiness, and access opportunities that contribute to greater independence. The program also demonstrates the value of providing progressive instruction that accommodates varying skill levels, from individuals beginning their digital learning journey to residents prepared to explore more advanced technology.

As HACA enters the final phase of the OSB grant, Resident Services is excited to continue delivering these three cohorts and build upon the progress achieved through previous sessions. The RS department looks forward to the continued development of participating residents and the application of their newly acquired skills toward employment, educational advancement, and personal growth. HACA remains committed to leveraging available resources and partnerships to reduce digital barriers, expand access to opportunity, and support residents on their path toward greater economic self-sufficiency.

Family Self Sufficiency and Homeownership

FSS and Homeownership	
FSS Contracts	33
FSS Escrow Accounts	33
Contracts in HCVP	21
Contracts in PH	12

Release of Escrow Credits	0
Contracts Terminated/Graduated (pending)	1
New Contracts Completed	2
Resources and Referrals	14
New Homeownership Clients	0
Case management appointments	25

Case Management

Case Management Services	
United Bank Financial Literacy -RW, BBS	12
Anne Arundel County Harm Reduction- BBS	8
Dept of Health - RW	7
Partners in Care - RW	10
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.	98
Total: Contacts - Calls/Activities	135

Resident Opportunity and Self Sufficiency

ROSS	
Home Visits	15

Life Skills Changing Perspectives	12
Wellness Healthy Eating	16
Crisis Response	5
Case management and home visits ROSS Referrals Dept of Aging, Hope for All, DSS, Digital Literacy, SNAP applications, SSDI and SSI application assistance	54
Community Referrals	15
TOTAL	117

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: September 30, 2026



OCCUPANCY

Unit Type	Total Units	Occupied	Vacant	Total % Occupancy
LIHTC	150	142	8	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 income. The total actual expenses were higher than budgeted due to higher than anticipated administrative expenses.

Management:

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

Physical:
There were no other extraordinary repairs to report.

Resident Services:
There were no Resident Services to report.

Other
There are no other issues to report.

Receivables/ Payables:
The resident accounts receivable is $324,735. The projects accounts payables are $2,510 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: 07/31/2026	Interest Rate	Maturity Date
1	Hard debt	Enterprise Mortgage Investments, Inc.	$ 1,708,092	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: September 30, 2026

OCCUPANCY

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

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

NARRATIVES

Financial:
The income for the month was lower than budgeted income due to lower than anticipated occupancy. The total controllable expenses were over budget due to higher than expected maintenance expenses.

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

Physical:
There were no significant items noted.

Resident Services:
There were no Resident Services to report.

Other
There are no other issues to report.

Receivables/ Payables:
The resident accounts receivable is $42,522. The project accounts payables are $104,175 with $52,378 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: 7/31/2025	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: September 30, 2026

OCCUPANCY

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

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

NARRATIVES

Financial:
The rental income for the month was in line with budgeted. The total controllable expenses under budget due to lower than anticipated utility and maintenance expenses.

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

Physical:
There were no other extraordinary repairs to report.

Resident Services:
There were no Resident Services to report.

Other
There are no other issues to report.

Receivables/ Payables:
The resident accounts receivable amount is $164,970 and accounts payable is $75,223 with $59,443 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: 07/31/2026	Interest Rate	Maturity Date
1	Hard debt	Severn Savings Bank FSB	$ 1,328,218	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: September 30, 2026

OCCUPANCY

Unit Type	Total Units	Occupied	Vacant	Total % Occupancy
1 bedroom	18	16	2	94%
2 bedrooms	24	21	3	88%
3 bedrooms	14	12	2	86%
4 bedrooms	5	4	1	100%

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

NARRATIVES

Financial:
The income for the month was in line with budgeted income. The total controllable expenses was lower than budgeted due to lower than anticipated maintenance expenses.

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

Physical:
The property did not report any physical issues.

Resident Services:
There were no Resident Services to report.

Other
There are no other issues to report.

Receivables/ Payables:
The resident accounts receivable is $164,775 and the projects accounts payables are $84,250 with $67,722 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: 7/31/2026	Interest Rate	Maturity Date
1	Hard debt	Capital One, N.A.	$ 1,204,275	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: August 31, 2026

OCCUPANCY

Unit Type	Total Units	Occupied	Vacant	Total % Occupancy
1 bedroom	26	24	2	92%
2 bedrooms	26	23	3	88%
3 bedrooms	26	25	1	96%

Current Month: **92%** Year to date Average: **94%**

NARRATIVES

Financial:
The rental income for the month was under budget due to lower than anticipated HAP Subsidy. The total controllable expenses were over budget due to higher than expected maintenance expenses.

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

Physical:
There 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 $155,666. The project accounts payables are $43,518 with $4,784 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	$ 9,025,835	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
Central Office Cost Center

PROPERTY SUMMARY REPORT

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

ACTIVITY YEAR TO DATE

	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
OPERATING INCOME	$ 397,429	$ 184,975	$ (212,454)
OPERATING EXPENSES	$ 143,191	$ 250,982	$ 107,791
NET OPERATING INCOME	$ 254,238	$ (66,007)	$ (320,245)

SUPPLEMENTAL DATA

CASH/RESERVE A/C's	PRIOR BALANCE	DEPOSITS & INTEREST	WITHDRAWALS	ENDING BALANCE
Cash Operating	$ 50,250	155,430	(271,266)	$ (65,586)
Cash Restricted-Security Deposits	$ -	$ -	$ -	$ -
Cash Restricted-FSS Escrow	$ -	$ -	$ -	$ -
Cash Restricted-HAP	$ -	$ -	$ -	$ -
TOTAL	$ 50,250	$ 155,430	$ (271,266)	$ (65,586)
TOTAL NET OF INTERFUND	$ 292,228	$ 216,127	$ (271,266)	$ 237,089

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	$ 241,979	$ 60,697	$ -	$ 302,675
Admin Fee Income	$ -		$ -	$ -

HOUSING AUTHORITY OF THE CITY OF ANNAPOLIS
Consolidated Financial Summary

PROPERTY SUMMARY REPORT

MONTH ENDING	September 30, 2026	**Funding Source**	Federal & Non Federal
PROJECT	N/A	**State Agency**	N/A
PROPERTY CODE	.hcvprop^.phprop^.youth^pross14^pcdbg18^pcentral^pcfpg15^pcfpg24^pcfpg23^pcfpg18^pcfpg19^pcfpg20^pcfpg21^pcong^pfss^panngdn^pccobery^pnccober^pnt20^pobery3^pblum^pfssforf^pcnp^pcannap^pcounty^pyouthbb^pyouthpy	**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	1,140,882	354,720	(196,351)	1,299,251
Cash Restricted-Security Deposits	7,083	0	(35.34)	7,048.29
Cash Restricted-HAP	-	-	-	-
TOTAL	$ 1,147,966	$ 354,720	$ (196,386)	$ 1,306,299

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	275,534	59,474		335,009
Accounts Payable	111,773	1,709,271	(1,804,381)	16,663
Tenant Rental Income	363,012	207,523	(19,095)	551,440
HUD Revenue	6,094,074	-	1,486,541	7,580,615

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
Family Self Sufficiency Program

PROPERTY SUMMARY REPORT

MONTH ENDING	September 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	$ 28,774	$ -	$ (28,774)
OPERATING EXPENSES	$ 27,278	$ 15,310	$ (11,968)
NET OPERATING INCOME	$ 1,495	$ (15,310)	$ (16,805)

SUPPLEMENTAL DATA

CASH/RESERVE A/C's	PRIOR BALANCE	DEPOSITS & INTEREST	WITHDRAWALS	ENDING BALANCE	
Cash Operating	$ (190,703)	$ -	$ (8,821)	$ (199,524)	-
Cash Restricted-Security Deposits	$ -	$ -	$ -	$ -	
Cash Restricted-FSS Escrow	$ -	$ -	$ -	$ -	
TOTAL	$ (190,703)	$ -	$ (8,821)	$ (199,524)	

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	$ 162,030.41	$ 265.00	$ 1,155.00	$ 163,450	$ -
Project Payables	$ -	$ -	$ -	$ -	$ -
FSS Grant Income	$ -	$ -	$ -	$ -	$ -
Operating Subsidy Revenue	$ -	$ -	$ -	$ -	-

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%

HOUSING AUTHORITY OF THE CITY OF ANNAPOLIS
Housing Choice Voucher Program

PROPERTY SUMMARY REPORT

MONTH ENDING	September 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	$ 2,083,706	$ 3,231,676	$ 1,147,969
OPERATING EXPENSES	$ 2,752,610	$ 7,155,388	$ 4,402,778
NET OPERATING INCOME	$ (668,904)	$ (3,923,712)	$ (3,254,808)

SUPPLEMENTAL DATA

CASH/RESERVE A/C's	PRIOR BALANCE	DEPOSITS & INTEREST	WITHDRAWALS	ENDING BALANCE
Cash Operating	$ 326,974	$ 1,491,653	$ (1,158,795)	$ 189,422
Cash Restricted-Security Deposits	$ -	$ -		$ -
Cash Restricted-FSS Escrow	$ -	$ -	$ -	$ -
Cash Restricted-HAP	$ 283,682	$ 1,005,833	$ (819,105)	$ 470,410
TOTAL	$ 610,656	$ 2,497,486	$ (1,977,900)	$ 659,832

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	$ -	$ -	$ -	$ -
Admin Fee Income	$ 118,822	$ -	$ 57,320	$ 176,142
HAP Subsidy	$ (1,784,619)	$ -	$ (1,217,924)	$ (3,002,543)
HAP Expenses	$ 5,882,512	$ 1,006,722	$ (147,688)	$ 6,741,546

OCCUPANCY SUMMARY

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

ROSS Grant

PROPERTY SUMMARY REPORT

MONTH ENDING	September 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	$ 31,451	$ 23,594	$ (7,857)
OPERATING EXPENSES	$ 25,325	$ 17,174	$ (8,151)
NET OPERATING INCOME	$ 6,126	$ 6,421	$ 295

SUPPLEMENTAL DATA

CASH/RESERVE A/C's	PRIOR BALANCE	DEPOSITS & INTEREST	WITHDRAWALS	ENDING BALANCE
Cash Operating	$ (1,703)	$ 11,797	$ (3,824)	$ 6,270
Cash Restricted-Security Deposits	$ -	$ -	$ -	$ -
Cash Restricted-FSS Escrow	$ -	$ -	$ -	$ -
TOTAL	$ (1,703)	$ 11,797	$ (3,824)	$ 6,270

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	$ -			$ -
Operating Subsidy Revenue	$ -	$ -	$ -	$ -

HOUSING AUTHORITY OF THE CITY OF ANNAPOLIS
Bloomsbury Square

PROPERTY SUMMARY REPORT

MONTH ENDING	September 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	$ 143,410	$ 142,383	$ (1,027)
OPERATING EXPENSES	$ 118,594	$ 83,755	$ (34,840)
NET OPERATING INCOME	$ 24,816	$ 58,628	$ 33,813

SUPPLEMENTAL DATA

CASH/RESERVE A/C's	PRIOR BALANCE	DEPOSITS & INTEREST	WITHDRAWALS	ENDING BALANCE
Cash Operating	$ 12,640.14	$ 38,871.92	$ (35,139.61)	$ 16,372.45
Cash Restricted-Security Deposits	$ 7,083.21	$ 0.06	$ (35.40)	$ 7,047.87
Cash Restricted-FSS Escrow	$ -	$ -	$ -	$ -
TOTAL	$ 19,723	$ 38,872	$ (35,175)	$ 23,420

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	$ 9,102	$ 30,160	$ (26,096)	$ 13,165
Project Payables	$ (14,715)	$ (20,128)	$ 20,898	$ (13,945)
Tenant Rental Income	$ 45,120	$ (5,625)	$ 29,995	$ 69,490
Operating Subsidy Revenue	$ 59,338	$ -	$ 13,142	$ 72,480

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
Eastport Terrace

PROPERTY SUMMARY REPORT

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



ACTIVITY YEAR TO DATE

	YTD BUDGET	YTD ACTUAL	YTD VARIANCE
OPERATING INCOME	$ 226,843	$ 253,195	$ 26,353
OPERATING EXPENSES	$ 182,190	$ 167,587	$ (14,603)
NET OPERATING INCOME	$ 44,652	$ 85,608	$ 40,956

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

SUPPLEMENTAL DATA

CASH/RESERVE A/C's	PRIOR BALANCE	DEPOSITS & INTEREST	WITHDRAWALS	ENDING BALANCE
Cash Operating	$ 46,857	$ 55,758	$ (65,974)	$ 36,641
Cash Restricted-Security Deposits	$ -	$ -		$ -
Cash Restricted-FSS Escrow	$ -	$ -	$ -	$ -
TOTAL	$ 46,857	$ 55,758	$ (65,974)	$ 36,641

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	$ 39,222	$ 35,094	$ (23,331)	$ 50,986
Project Payables	$ (16,630)	$ (28,366)	$ 24,910	$ (20,086)
Tenant Rental Income	$ 42,011	$ (3,203)	$ 27,323	$ 66,131
Operating Subsidy Revenue	$ 148,868	$ -	$ 32,897	$ 181,765

OCCUPANCY SUMMARY

Unit Type	Total Units Available	Vacancies	Total Units Occupied	Percent Occupancy
1-bedroom	18	1	17	94%
2-bedroom	41	5	36	88%
3-bedroom	14	4	10	71%
4-bedroom	11	3	8	73%
5-bedroom	0	0	0	N/A
Total RESIDENTIAL	84	13	71	82%

HOUSING AUTHORITY OF THE CITY OF ANNAPOLIS
Harbor House

PROPERTY SUMMARY REPORT

MONTH ENDING	September 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	$ 763,778	$ 790,364	$ 26,585
OPERATING EXPENSES	$ 687,931	$ 463,760	$ (224,172)
NET OPERATING INCOME	$ 75,847	$ 326,604	$ 250,757

**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	$ 976,879	$ 156,988	$ (156,788)	$ 977,080
Cash Restricted-Security Deposits	$ -	$ -	$ -	$ -
Cash Restricted-FSS Escrow	$ -	$ -	$ -	$ -
TOTAL	$ 976,879	$ 156,988	$ (156,788)	$ 977,080

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	$ 101,127	$ 91,213	$ (56,473)	$ 135,867
Project Payables	$ (62,114)	$ (109,256)	$ 96,730	$ (74,640)
Tenant Rental Income	$ 158,368	$ (5,434)	$ 86,392	$ 239,326
Operating Subsidy Revenue	$ 446,604	$ -	$ 98,691	$ 545,295

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	September 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	$ 427,582	$ 492,576	$ 64,994
OPERATING EXPENSES	$ 371,549	$ 265,518	$ (106,031)
NET OPERATING INCOME	$ 56,033	$ 227,058	$ 171,025

SUPPLEMENTAL DATA

CASH/RESERVE A/C's	PRIOR BALANCE	DEPOSITS & INTEREST	WITHDRAWALS	ENDING BALANCE
Cash Operating	$ 143,918	$ 112,794	$ (102,408)	$ 154,304
Cash Restricted-Security Deposits	$ -	$ -	$ -	$ -
Cash Restricted-FSS Escrow	$ -	$ -	$ -	$ -
TOTAL	$ 143,918	$ 112,794	$ (102,408)	$ 154,304

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	$ 67,624	$ 69,109	$ (60,201)	$ 76,532
Project Payables	$ 27,605	$ 77,033	$ (60,692)	$ 43,946
Tenant Rental Income	$ 117,513	$ (4,833)	$ 63,813	$ 176,493
Operating Subsidy Revenue	$ 260,793	$ -	$ 54,770	$ 315,563

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%

Resolutions

- **Resolution No. FIN 10272026-01**

  Resolution MM Property Preservation LLC Snow Removal

- **Resolution No. FIN 10272026-02**

  Resolution Concept 24 LLC Retaining Wall

- **Resolution No. FIN 10272026-03**

  Resolution for HACA Records Digitization Services

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

Snow and Ice Removal Services

Resolution No.- FIN 10272026-01

WHEREAS, the Housing Authority of the City of Annapolis (HACA) has urgent need for a Snow and Removal Company for the Harbour House, Eastport Terrace, Bloomsbury Square, Robinwood and HACA Administration building.

WHEREAS, HACA issued a solicitation to nine (9) companies on September 24, 2026 requesting quotes for these services;

WHEREAS, on October 13, 2026 MM Property Preservation, LLC and Royal Maintenance Group responded to the solicitation; and

WHEREAS, HACA's evaluation panel reviewed the proposals and deemed MM Properties Preservation, LLC, to provide the lowest pricing for these services. MM Properties Preservation, LLC, provided a quote for a sum according to the weather conditions and pricing supplied; and

WHEREAS, the Executive Director seeks Board approval to award this service to MM Properties Preservation, LLC for Snow and Ice removal services. HACA will engage this company in a one-year contract with the option to renew for one (1) year intervals not exceeding the aggregate of four (4) years.

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners, that the Executive Director is hereby authorized to engage the services of MM Property Preservation, LLC, for a sum according to the weather conditions and pricing supplied, without further Board approval.

Be if Further Resolved, that the costs under this resolution for Snow and Ice Removal Services for MM Property Preservation, LLC shall not exceed $50,000 yearly, without further Board approval.

RESOLVED this 27th day of October 2026.

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

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

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

Retaining Wall Repair

Resolution No.- FIN 10272026-02

WHEREAS, the Housing Authority of the City of Annapolis (HACA) has an urgent need for a Retaining Wall Repair at 1195 Madison Street Apt B1

WHEREAS, HACA requested a quote from Concept 24, LLC; and

WHEREAS, Concept 24, LLC, provided a quote for a sum not exceeding $11,500; and

WHEREAS, the Executive Director seeks Board approval to award this service to Concept 24, LLC.

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners, that the Executive Director is hereby authorized to engage the services of Concept 24, LLC for the sum of $11,500.00, without further Board approval.

RESOLVED this 27th day of October 2026**.**

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

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

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

A Resolution for HACA Record Digitization Services

Resolution No. FIN -10272026-03

WHEREAS, HACA has an urgent need to digitize all its physical records before the redevelopment of all its sites take place;

WHEREAS, on October 13, 2026, HACA received a proposal from Quality Associates Inc a Konica Minolta Company who have an active contract with the State of Maryland for similar services. HUD Procurement Rules encourage piggyback contracts because the services have already be competitively procured and the government agency has done its due diligence to make sure it is getting the best value for the service. The State of Maryland is the NASPO ValuePoint Contract # 187662 and State of Maryland Participating Addendum; and

WHEREAS, the Executive Director seeks Board approval to enter into a contract with Quality Associates Inc a Konica Minolta Company, for a sum not exceeding $150,000 per annum.

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners, that the Executive Director is hereby authorized to engage Quality Associates Inc a Konica Minolta Company for Record Digitization services at the competitive pricing rates provided in their proposals from, or a lower negotiated rate for the assignment.

Be if Further Resolved, that the costs of Record Digitization Services under this resolution shall not exceed $150,000, without further Board approval.

RESOLVED this day**.**

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
_____ Jacquelyn Wells, Secretary	□ Approved	□ Disapproved	□ Abstain
_____ Arthur Edwards Jr., Treasurer	□ Approved	□ Disapproved	□ Abstain
_____ Kimberlee Cornett, Commissioner	□ Approved	□ Disapproved	□ Abstain
_____ Sharon Elliott, Commissioner	□ Approved	□ Disapproved	□ Abstain

COMPTROLLER of MARYLAND
SERVING THE PEOPLE

Brooke E. Lierman
Comptroller

80 CALVERT STREET ANNAPOLIS, MARYLAND 21401 410.260.7801 1.800.552.3941 (MD)

September 30, 2026

Ms. Melissa Maddox-Evans
Executive Director
Housing Authority of the City of Annapolis
1217 Madison Street
Annapolis, MD 21403

Dear Ms. Maddox-Evans: Melissa –

Thank you so much for joining me on a virtual tour of the Harbour House and Eastport Terrace project in Annapolis. I appreciated the opportunity to learn more about this important redevelopment effort and to hear directly from the partners working to strengthen housing options for families in the community.

The collaboration between the Housing Authority of the City of Annapolis, the NFP Affordable Housing Corporation, and the Maryland Community Investment Corporation reflects a deep commitment to creating safe, stable, and affordable homes. Your work – supported through federal, state, and local investment – highlights how thoughtful planning and strong partnerships can help revitalize neighborhoods and expand opportunity for residents. Efforts like this show that when we invest in families and communities, we strengthen opportunities across the state.

Again, thank you for accompanying me during this insightful visit. Please let me know if I ever can be helpful in any way. I hope we can find more ways to work together. Stay safe, be well, and keep in touch!

My best,

Brooke

Brooke E. Lierman