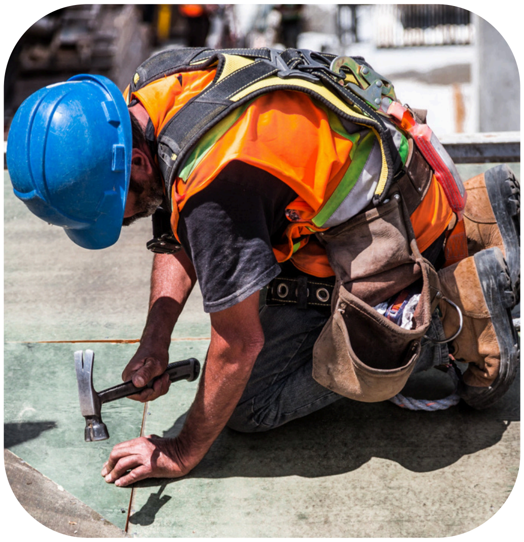
# HOUSING AUTHORITY OF THE CITY OF ANNAPOLIS

## REDEVELOPMENT READY

## AUGUST 2026 EDITION




**Moving Redevelopment Forward**

**Every milestone matters. Every project moves us closer.**

Across HACA, major redevelopment initiatives continue to advance through the detailed work required to reach financial closing and, ultimately, construction. Behind every project milestone are months of legal, financial, environmental, planning, and regulatory coordination.

This month, we're highlighting where three major redevelopment projects stand today—and what comes next.

**PROJECT SPOTLIGHT**

- **Bloomsbury Square February–March 2027 Financing and project closing**
- **Robinwood Summer 2027 Tax credits and financing**
- **Eastport Harbor House Spring 2028 Tax credit application and financing**

While each project follows its own path, the goal remains the same: keep redevelopment moving forward.

**<u>Bloomsbury Square Redevelopment</u>**

**Target Financial Closing: February–March 2027**

Planning for the Bloomsbury Square Redevelopment continues to advance as anticipated.

The development team is working with financial institutions, equity investors, and funding agencies to finalize the financing structure needed to complete the redevelopment.

**What’s Next**

Finalize financing, complete required approvals, and continue preparations toward the anticipated 2027 financial closing.


## Robinwood Redevelopment

### Phase I Financial Closing: Summer 2027

The Robinwood Redevelopment remains on schedule following the successful award of 9 Percent Low-Income Housing Tax Credits during the previous funding cycle.

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

Management is also working with CDA on the 4 Percent Tax Credit application process and pursuing additional financing sources.

### PROJECT FOCUS

Keep financing, tax credit, and regulatory activities moving toward the next major milestones.

## Eastport Harbor House Redevelopment

### Phase I Financial Closing: Spring 2028

Planning for Eastport Harbor House Redevelopment continues to move forward.

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

The development team has retained a tax credit consultant to prepare and submit the Phase I tax credit application. Following submission, CDA will evaluate applications and announce funding awards later in the year.

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

### What’s Next

Submit the Phase I tax credit application, pursue funding opportunities, and continue advancing project planning and financing.

### Milestones Ahead

Redevelopment is a multi-step process. Each project must move through its own sequence of financing, tax credit, regulatory, and planning milestones before reaching financial closing and ultimately construction.

These steps take time—but each completed step brings the projects closer to the next phase.

## A Strategy Built for Progress

HACA remains committed to advancing redevelopment regardless of the outcome of future competitive grant opportunities.

While management continues to pursue additional funding, including future federal initiatives, projects are being structured to move forward using available financing resources rather than relying exclusively on competitive grants.

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## Looking Ahead

Redevelopment is a lengthy, multi-step process, but progress is built one milestone at a time.

Every approval.
Every funding milestone.
Every planning achievement.

Together, they bring these important projects closer to completion.

HACA will continue working with its development partners, financial institutions, investors, and regulatory agencies to move these initiatives forward.

**Together, We're Building Stronger Communities.**