



Housing Authority of the City of Annapolis

Quarterly City Council Presentation

April 12, 2021

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Board Governance

Vision Statement

The Housing Authority of the City of Annapolis (HACA) transforms communities by providing quality, attainable and sustainable housing solutions that create pathways to economic empowerment and self-sufficiency.

Mission Statement

The Housing Authority of the City of Annapolis (HACA) provides quality, attainable housing, in safe, attractive communities, for families and individuals, the elderly, and persons with disabilities based upon need and income.

Core Values

Community	Diversity	Excellence	Partnership
Quality Housing	Experience	Safety	Serve the Customer

Board Members

- Jacqueline Wells, Chairman
- Andre Atkins, Vice- Chairman
- Phil Gibbs, Treasurer
- Kimberlee Cornett, Secretary
- Sandra Chapman, Commissioner
- Arthur “Jib” W. Edwards, Jr., Commissioner
- Bishop Craig Coates, Commissioner

Strategic Planning: August 2020 – present

- FY 2022 Annual Plan - <https://www.hacamd.org/home/public-notices/50075-st-pha-annual-plan-fy2022-for-public-hearing/viewdocument.html>



Finance

FY 2021 HACA Budget – Click <https://www.hacamd.org/home/financial-information.html>

Budgets – Total - \$13.5 M

- Central Office Cost Center (COCC) – *unrestricted* -\$617,000
- Housing Choice Voucher Program (HCVP) – *restricted*
 - Housing Assistance Payments - \$4.3 M
 - Administrative Funds - \$276,898
- **Project AMP Budgets** –*restricted*, however, all AMPs are fungible
 - Eastport Terrace/Harbour House - \$2.6 M
 - Robinwood - \$1.3 M
 - Morris H. Blum - \$ 1 M
 - Bloomsbury Square - \$416,000
- **Capital Fund Budget** – \$2+ M annual, *restricted*, up to 25% for operations and 10 % for administration needs, 5-year cycle

Development Projects - Phase I

Newtowne 20 – Pennrose – 78 units

- Groundbreaking ceremony March 5th and construction development underway – Spring 2021
- Estimated construction completion/occupancy – Summer/Fall 2022
- Microgrid Feasibility Study – BGE/SEPA – Spring 2021

Morris H. Blum – The Community Builders (TCB) – 154 units

- Resident Outreach/comment phase – Summer 2020 to present
- Physical/environmental assessment near completion
- Schematic set of drawings/outline specifications issued for review
- LIHTC/HUD/State funding and projects application submissions begin Spring - Summer 2021
- Estimated financial closing - March 2022
- Estimated construction completion/occupancy – Fall/Winter 2023

Annapolis Gardens/Obery Courts -150/174 mixed-finance units

- Preliminary RAD application work in progress, capital needs assessments
- RAD applications Summer/Fall 2021



Development Projects - Phase II

Eastport Terrace/Harbour House – 84/273 units

- Began preliminary work for Choice Neighborhood Grant Program – need formalized partnership with City of Annapolis
- Obsolescence/physical needs assessments of the properties – Summer 2021
- Visioning sessions with stakeholders – Summer/Fall 2021

Robinwood – 150 units

- Obsolescence/physical needs assessments of the properties – Summer 2021

Bloomsbury Square -51 units

- RAD Conversion – three to five years

*Note – Comprehensive portfolio assessment and redevelopment strategy report conducted by EJP Consultants and completed January 2021.



Capital Improvement Projects

Robinwood

- Weatherize and install HVAC units – Summer 2021 – partner ACDS
- Repair electrical panels and hardwire smoke detector upgrades in progress (CDBG 2020)

Eastport Terrace

- Repainted exterior buildings – April 2021 completed
- Reroof community center – Summer 2021
- Upgrade laundry facility doors – Spring 2021

Harbour House

- Repaired stairwells – October 2020 to present
- Replace a portion of the water heaters – April 2021
- Upgrade laundry facility doors – Fall 2020
- Replaced plumbing systems in several buildings

Bloomsbury Square

- Energy audit/Weatherization Projects – Winter 2020/Spring 2021

All Properties

- Blinds replacement, fire alarm upgrades, UFAS review, sidewalk repair, door access systems

Operations

Property Management – Four satellite offices

- Eastport/Harbour House, Robinwood, Bloomsbury Square, Blum

Inspections

- City inspections - All properties licensed except Harbour House. Renewal inspections expected at Robinwood, Eastport, and Blum with Covid-19 restrictions are lifted. City Inspections ceased March 2020-December 2020 due to Covid-19.
- HACA Inspections – ongoing
 - UCPS pre-inspections, housekeeping, preventative, quality control, make ready/vacant
- HUD Inspections – postponed in 2020

Safety – Private security and two Police Substation/Resource Centers

Occupancy – Rate – 90%

- Waitlists – 2,500
- Outstanding work orders - 178

Rent Collection

- Rent arrears after March 2020 to present - \$493k, 72 – repayment agreements to date
- Court filing process beginning for nonpayment of rent after April 1, 2021



Resident Programs

- Covid-testing/vaccination clinics at community centers and mobile units in partnership with AAMC and City OEM
- Telehealth Chromebooks for Seniors at Blum in partnership -AAMC
- Let's Go Boys & Girls Robot Stem Camp for Youth – Summer 2021
- Mental Health therapy Youth groups – Anne Arundel Lodge
- HACA Homework Club virtual school –AACPS hybrid school model
- Family Self-Sufficiency programs – 68, Resident Opportunity & Self Sufficiency – 66 contacts
- Homeownership Clients – 19
- Ongoing case management

Current Events

- Affordable Housing Best Practices for Small to Mid-Sized Cities – April 23, 2021, 2:00 p.m. – 3:30 p.m. – HACA and Industry Experts Webcast
- Eastport Terrace/Harbour House Beautification Day – April 30th
- Robinwood Beautification Day – May 2021
- Contact – Melissa Maddox-Evans, ED/CEO, for more information about this report or events at 410-267-8000 (phone), mmaddox-evans@hacamd.org

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