



Housing Authority of the City of Annapolis

Quarterly City Council Presentation

October 24, 2022

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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

- Jacquelyn Wells, Chairman
- Andre Atkins, Vice-Chairman
- Kimberlee Cornett, Secretary
- Patrick Sheridan, Treasurer
- Arthur “Jib” W. Edwards, Jr., Commissioner
- Bishop Craig Coates, Commissioner
- Vacant

## Monthly Board Meetings

Every fourth Tuesday – See <https://www.hacamd.org/public-notices>

# Financial Status & Challenges

- Rent revenue loss Fall 2019 – approx. \$149,000
- Rent revenue loss during COVID-19 onset 2020 and post eviction moratoriums- over \$800,000
- Current rent revenue loss for FY 2022 – \$411,619
  - Budgeted rental income for FY 2022 -\$2,566,034
- Rent Collection rate to date FY 2022 - averaging 64%
  - Budgeted rental collection rate goal is 95%
- Received \$630k in rental assistance funds to date
  - Rental Assistance Programs – funds received to date
    - ACDS - \$492k
    - State – \$28k
    - Nonprofits/churches - \$90k
- City Council approved \$75,000 for HACA outdoor recreational projects in Summer 2022. HACA awaiting receipt of funds.

Note – statistics as of September 30, 2022

# Administrative Issues

## City Licenses and Inspections

- City staff began forwarding licenses by unit on 10/3/2022. Status below.
  - Morris H. Blum - Final inspection - 8/24/2022, Licenses issued - 10/3/2022, License expires on 11/1/2022
  - Eastport/Harbour House- Final inspection - 8/12/2022, Licenses issued - 10/3/2022, License expires on 02/1/2023
- *Note - Instead of issuing the one-year license as requested, the City has issued the license for less than one year and by the abbreviated license period denied HACA the ability to use the license to collect rents and forced HACA to begin the licensing process again immediately.*
- City fines against HACA are still addressed through the courts, mediation process has not been finalized.
- City staff has declined enforcing provisions of the City Code that address requirements of occupants and tenants to improve and balance the enforcement process.
- City has condemned 7 units in the past 4 months, requiring temporary relocation of residents.

# Legal Issues

## ***Johnson and Fisher Cases***

- HACA is still denied insurance coverage for the Johnson Case and must use its very limited, non-restricted operational revenue for litigation purposes. These funds are used to repair our homes, maintain our properties and staff our operations. Litigation costs hamper our efforts and increase our financial strain.
- HACA has ongoing concerns with impact of City filed litigation on our partnership, and ability to pursue future Choice Neighborhood Implementation Grant of \$50 million to redevelop Eastport Terrace/Harbour House.

# Legal Issues, cont.

- City further jeopardizes HACA as a legal entity by asking the District Court in both Third-Party complaints against HUD in *Johnson* (filed 10/14/22), and *Fisher* (filed 10/17/22) for HUD to place HACA under receivership.

**“G. Direct HUD to place HACA under an administrative receivership pursuant to 42 U.S.C. 1437d, or, alternatively, place HACA under judicial receivership, in order to conduct the affairs of the Housing Authority of the City of Annapolis in a manner consistent with statutory, regulatory, and contractual obligations of the Housing Authority of the City of Annapolis and in accordance with any additional terms and conditions the Court may provide;”**

## Legal Issues, cont.

Although the City requests HACA be placed under HUD receivership, which in effect requests HUD to put HACA under new leadership, the City cites no criticism of current leadership such that receivership will only serve to create change and upset the progress and continuity we have worked the past couple of years to create since the *White* consent decrees. The City should understand receivership does not amount to additional funding for HACA, just different oversight and increased administrative requirements and costs.



# Development Projects – Phase I

**Wilbourn Estates/Newtowne 20** –Pennrose –78 units -  
**COMPLETED**

**Annapolis Gardens/Obery Courts-** Landex – 261 units

- Annapolis Gardens - RAD closings completed March 2022 - **COMPLETED**

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

- Estimated financial closing – Early 2023
- Resident Relocation projected – Summer 2023
- Estimated construction completion/occupancy – 2024-25

# Development Projects – Phase II

## **Eastport Terrace/Harbour House –84/273 units**

- Choice Neighborhood Planning Grant – Planning activities in progress; Housing, Neighborhood and People Task Forces created and meetings ongoing
- Public Housing Resident surveys completed
- Community surveys distributed to entire Eastport community
- Community Outreach meeting held in September at Eastport Community Center
- Design Charrettes planned for November 2022

## **Robinwood–150 units**

- Plan to advertise RFPs for developers in the Fall 2022

## **Bloomsbury Square -51 units**

- RAD Conversion planned for 2023

Note - Detailed reports on our redevelopment progress can be found in our monthly board reports

See <https://www.hacamd.org/board-reports>

# Capital Improvement Projects

## **Robinwood**

- MEA Weatherization grant in progress
- Demolition of 3 units destroyed by fire scheduled for Winter 2022

## **Eastport Terrace/Harbour House**

- Updating gas line for community center

**Summer 2022 - HUD REAC Inspections performed at all sites** – All sites passed REAC inspection with the exception of Morris H. Blum, which is scheduled for substantial rehabilitation.

# Operations/Programs

## Operations

- **Safety** –Requested meeting with APD to discuss improved safety measures for our properties. Safety Concerns and several sites.
  - Attended Wilbourn/Woodside meeting – 9/28/22
- **Waitlists** - currently open for the Obery Courts 3-4 bedroom-sized families.
- **Management** – Streamlined as cost saving measure
- **Rent Café Option live** – rent payments, work order, recertifications, etc. can now be performed via web.

## Resident Services

- Reviewing Y Head Start partnership proposal for Eastport Community Center to begin Winter 2022.
- Community Resource Fair held at Eastport Community Center on 9/24/22.
- Entering MOU with Boys & Girls Club for an afterschool program
- Internal programming reduced due to staffing/operational revenue deficits, external partnerships with service providers welcomed

# Current Events

- <https://www.hacamd.org/home/public-notice.html>
- <https://www.facebook.com/HACAMD>
- <https://twitter.com/authoritycity?lang=en>
- <https://www.linkedin.com/company/haca-annapolis/>
- <https://www.instagram.com/hacaannapolis/?hl=en>