



Housing Authority of the City of Annapolis

Quarterly City Council Presentation

July 19, 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

Financial Status & Challenges

- Rent Revenue loss to date for FY 2022 – \$493,798.47
- Rent Collection rate to date FY 2022 - averaging 76%
- Received \$598k in rental assistance funds to date
 - Rental Assistance Programs – funds received to date
 - ACDS - \$479k
 - State – \$28k
 - Nonprofits/churches - \$90k
- Received \$320,000 in Arundel County Funds (ACDS) to help with outstanding capital improvement needs at public housing sites.
- State officials committed \$1.5 million in DGS funds over the next seven years for future restricted to redevelopment projects only, not operating costs.

Note – statistics as of June 30, 2022

Administrative & Legal Issues

City Licenses and Inspections

- City staff informed HACA that the City software system to change the inspections process to provide licenses by unit rather by building, may occur in the next couple of month and is therefore still pending. HACA cannot pursue terminations for nonpayment of rent for units that pass inspection, but are also in a building that is unlicensed because that building contains a unit that is unlicensed.
- City fines against HACA are still addressed through the courts, mediation process being reviewed by the parties in response to court requests.
- HACA requested City staff to also enforce provisions of the City Code that address requirements of occupants and tenants to improve and balance the enforcement process.

Legal Issues, cont.

- Johnson and Fisher Cases - City suing HACA in 3rd party and cross-claim actions.
- HACA was 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 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.

Development Projects – Phase I

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

- Grand Opening – June 22, 2022
- Former residents are returning to site as well as new residents.

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

- State, HUD and County applications to be submitted – Summer 2022
- Estimated financial closing – Winter 2022
- Resident Relocation projected – Spring 2022-23
- Estimated construction completion/occupancy – 2024-25

Annapolis Gardens/Obery Courts-261 mixed-finance units (145 public housing)

- Annapolis Gardens - RAD closings completed March 2022 - **COMPLETED**
- Obery I and III – RAD closing scheduled July/August 2022
- 145 Public Housing units will be converted to Project-Based Voucher units, changing the subsidy program
- Debt-only conversion, no relocation necessary, choice mobility option available

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 scheduled
- Comprehensive Resident Surveys for public housing residents in progress – Goal 80% of current residents
- Community and environmental assessments to be completed end of summer 2022, Market Study Fall 2022
- Held General Information Resident meetings in June to discuss the RAD Conversion process

Robinwood–150 units

- Plan to advertise RFPs for developers in the Fall 2022.
- Held General Information Resident meetings in June to discuss the RAD Conversion process

Bloomsbury Square -51 units

- Held General Information Resident meetings in June to discuss the RAD Conversion process
- Public Housing units will be converted to Project-Based Voucher units, changing the subsidy program
- Debt-only conversion, no relocation necessary, choice mobility option available

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. RFP to be issued July/August 2022
- Demolition of 3 units destroyed by fire Summer/Fall 2022, approved by City and HUD and is in progress

Eastport Terrace/Harbour House

- Environmental Review to be conducted in conjunction with CNI grant and RAD conversion Fall 2022

Morris H. Blum

- Fire damage and water mitigation damage of units and community center
- Elevator in need of upgrade

HUD REAC Inspections all sites – in progress Summer 2022

Operations/Programs

Operations

- **Safety** –Requested meeting with APD to discuss improved safety measures for our properties. Safety Concerns and several sites.
- **Waitlists** - currently open for the Obery Courts 3-4 bedroom-sized families.

Resident Services

- Pool opening made possible by local contributors.
- Summer Camps in progress
- Reviewing Y Head Start partnership proposal for Eastport Community Center

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>