

Wilbourn Estates Update – 2024-1-5 – HACA

Below is an update of remaining affected households at Wilbourn Estates from the original suspected microbial growth situation.

Unit	Status
1101-104	<p>This unit is no longer active for suspected microbial growth and passed the air quality test.</p> <p>The unit still needs some minor dry wall repairs. The tenant’s hotel stay has been extended to 1/18/24 to allow time to complete this work.</p>
904 Newtown	<p>This unit is no longer active for suspected microbial growth and had passed all tests and inspections prior to the water main/sewer backup that started in the sewer line outside of Wilbourn Estates.</p> <p>Because the unit was impacted by the sewer backup that started outside of Wilbourn, the tenant’s hotel stay has been extended to 1/18/24. Wilbourn is currently waiting for an answer from Rescon as to the necessary repairs and timeline for completion. The tenant has been offered a four-bedroom unit at Obery Court that is currently available. Should the tenant express interest in this four-bedroom unit, Wilbourn will connect with HACA to get formalized approval for the transfer.</p>
1101-201	<p>This unit is no longer active for suspected microbial growth.</p>
1101-101	<p>This unit is no longer active for suspected microbial growth.</p> <p>This tenant signed a lease on 12/22/23 with Village Square but has not formally turned in keys to Wilbourn. Negotiations related to reimbursement for any of the tenant’s personal belongings that are alleged to be non-salvageable are still pending.</p>
900 Newtown	<p>This unit is no longer active for suspected microbial growth and had passed all tests and inspections prior to the water main/sewer backup that started in the sewer line outside of Wilbourn Estates.</p> <p>Because the unit was impacted by the sewer backup, the tenant is back in a hotel and the tenant’s hotel stay has been extended to 1/18/24. Wilbourn is currently waiting for an answer from Rescon as to the necessary repairs and timeline for completion. This tenant was offered another one-bedroom unit at Wilbourn but declined the offer.</p>
1000	<p>All issues in this unit were caused by an unreported faucet leak and have been abated.</p> <p>[Was this tenant displaced, and if so, can we say the tenant is now back in the unit?]</p>
901-102	<p>This unit is no longer active for suspected microbial growth.</p> <p>This tenant’s bed was deemed non-salvageable by Rescon. The tenant’s hotel stay has been extended to 1/18/24 while negotiations related to reimbursement for any of the tenant’s personal belongings that are alleged to be non-salvageable are pending.</p>

The City of Annapolis confirmed that the sewage backup was caused by a blockage at an address that is not part of Wilbourn Estates.

- The next status conference with Marsha Blunt, President of PMC, Angela Scott, RPM, Penrose counsel, Melissa Maddox-Evans, HACA Executive Director and other HACA representatives was set for 1/15/24 but will need to be rescheduled due to the MLK holiday.
- Marsha Blunt, Patrick Stewart, and Avery Strachan notified that the City of Annapolis Housing & Human Welfare meeting has been moved to 1/16/24 due to the MLK holiday.