

Public Housing Transition Report Comments

Housing Authority of the City of Annapolis Issues 1-3

1. Issue 1: HACA appears to be in serious financial condition with grim prospects for maintaining financial viability. HACA owes the City for unpaid reimbursements.
 - a. In fiscal year-14 (July 1st 2013 thru June 30 2014) the agency experienced a significant reduction in revenue from our two major sources of income, HUD and our residents.
 - b. Due to sequestration, the agency was funded at 82% of the requested subsidy.
 - c. To date, this fiscal year July 2014 thru September 2014 (when compared to the same period last year), the agency is reporting a surplus versus a deficit for last year .
 - d. The surplus reported is primarily due to the following: A) subsidy received at 89%(B) Increased in rent paid by residents (C) overall reduction in operating expenses.
 - e. The finance department was not aware of any unpaid bills from the City and would support the recommendation.

2. Issue 2: The condition of HACA properties is in serious decline. The latest available HUD score for their physical condition is 25 out of 40. Residents say the condition and maintenance of their units are their biggest problems.
 - a. Recent REAC scores for Newtowne - Twenty and Morris H. Blum received a passing score.
 - b. US Inspection Group (3rd party) inspects 100% of HACA's properties and Units on a Annual basis.
 - c. Resident Assessment Sub System (REAC) inspections are conducted on a Annual basis by HUD contractors.
 - d. HACA has started conducting its own in house inspection annually at time of the residents Annual Recertification.
 - e. HACA Units are inspected a minimum of three times annually.
 - f. HACA strictly follows the banning policy established by XXXXXXXX. Changes to this policy would require a new policy.
 - g. HACA's insurance company conducts routine inspections of all HACA properties. Any findings by the insurance company require HACA to provide a response and date the issue(s) were resolved.

3. Issue 3: It is necessary for HACA to participate as promptly as possible in redeveloping their remaining six properties through public/private partnerships.
 - a. Obery Court Phase III scheduled to close in January 2014
 - b. Newtowne-Twenty tentatively scheduled for 2017
 - c. Morris H. Blum tentatively scheduled for 2017

Outside Service Providers for HACA Issues 4-9

4. Issue 4: HACA appears to have done a good job in recent years of generally increasing supportive services for its residents, but further improvement and expansion could be accomplished.
 - a. HACA would welcome the City's involvement in exploring funding opportunities for its residents.
5. Issue 5: Some of HACA residents who may need to use resident services are either not aware of them or choose not to use them. Case managers may help with this issue.
 - a. HACA sends monthly newsletters to all of the residents informing them of services.
 - b. New services and programs for residents are posted at all sites.
 - c. HACA spends approximately \$200,000 per year in salaries for resident services
 - d. HACA spends approximately \$40,000 per year for its congregate program
 - e. Dr. Pam Brown??????????
 - f. HACA would welcome the City's involvement to work with City agencies to provide HACA with outside Case Workers.
6. Issue 6: It appears there are many services on site and in the community. Perhaps HACA could do a better job of providing information on them and encouraging participation.
 - a. HACA will consider the use of social media. Twitter, facebook, website, etc.
 - b. Resident Councils have ROSS Grants which allow the hiring of a coordinator to work with residents.

7. Issue 7: HACA needs to capitalize more on the potential for private contributions and public grants for resident services and volunteers to educate residents on those services.
 - a. HACA is in the process of starting two additional services for our residents
 - i. New Healthworks Grant
 - ii. New family resource person available for referrals (from Partnership for Children, Youth and Families)
 - b. In addition to the above below are some of the other programs HACA offers:
 - i. Marching Band Practice
 - ii. Ask the Nurse Program(Every Tuesday)
 - iii. Girls Club – restarted the program
 - iv. Meeting- Sophisticated Grand’s
 - v. Meeting -Parents Engaged in the Education of their Children (P.E.E.C-O.U.T.)
 - vi. Meeting – Jr. Optimist Club
 - vii. Meeting - S.T.A.I.R Reading Program
 - viii. Marching Band Practice
 - ix. Family Night Out
 - x. Quarterly Computer Classes open to all Residents.
 - xi. Starting November 19. 2014 Anne Arundel County Community Action Head Start Division parent meeting will be held every third Wednesday at HH/EPT Community Center
 - xii. Stem Program
8. Issue 8: HACA, and its staff, need to always provide first class support (responsive and helpful) for the groups and volunteers who work to help the residents.
 - a. HACA has always made a effort to recognize these groups through our newsletter.
9. Issue 9: Community room space is reportedly scarce sometimes leaving willing groups with inadequate space for their on-site programs.
 - a. HACA makes all of its community space available to outside groups who assist HACA residents.
 - b. HACA would welcome additional space for our resident services in City Buildings.

City Provided Services for HACA Issue 10

10. Issue 10: Interviews were conducted with the City to better understand what services are currently provided to HACA and where there could be improvements and cost saving.

- a. HACA thinks this is a great idea.

Alternative & Additional Support Services Issues 11 - 14

11. Issue 11: HACA should expand its efforts to bring partners to the communities that will offer job development, shadowing and internship opportunities for youth and adults.

- a. HACA agrees. In addition to the services provided expansion is always good.

12. Issue 12: Anne Arundel Community College (AACC) and Anne Arundel Workforce Development Corporation (AAWDC).

- a. HACA welcomes and encourages new partnerships.

13. Issue 13: Bridging the Digital Divide Initiatives.

- a. HACA currently has computer labs available with internet connectivity.
- b. HACA needs to explore potential liabilities for offering HACA owned public WIFI.
- c. HACA could reach out to computer vendors to see if there are potential discounts for home based PC's our residents could take advantage of.

14. Issue 14: The condition of the properties suggests that with poor conditions, ongoing deterioration and declining HUD maintenance funds, time is not on HACA's side. Redevelopment, even under favorable conditions, could take 10-15 years.

- a. See response to the answers for Issues 2 and 3.

Operations Between HACA and the City Issues 15 - 19

15. Issue 15: Changes need to be made to HACA's enabling MD State Legislation (i.e. Title 13).

- a. HACA currently has three resident commissioners.
- b. HACA does not have control over these changes???????**

16. Issue 16: Until HACA's ME State Legislation is amended per issue 15, the following should take place in the short term.

- a. HACA can provide a copy of its annual audit to the city
- b. HACA's annual and 5-year plans are public information

17. Issue 17: There are concerns about the financial stability of HACA, and the possibility of HACA becoming insolvent within the next two years.

- a. See Issue 1 above
- b. HACA suggests a meeting between appropriate members of City's Finance Department and HACA's Executive Directors and financial staff. More to the point, HACA takes the position that all our its financial obligations pertaining to this issue has been paid timely or forgiving/amended or administratively managed by the prior city administration, with supporting documentation, in our view.
- c. HACA can provide a copy of our Audited financials.
- d. HACA is required to have a yearly independent audit.
- e. HACA welcomes a quote from the city for refuse pickup so we can determine if there is a cost savings.

18. Issue 18: Application of normal City Code provisions for rental properties.

- a. See issue 2 above.
- b. WE HAVE A CALL INTO HUD TO VERIFY WE ARE EXEMPT**

19. Issue 19: Cooperative Agreements between HACA and the City.

- a. A comprehensive approach to consolidation of ALL cooperative agreements, between the two agencies, need to be under one umbrella, codified and training provided on the subject matter to ensure compliance by the various components by end users.