



STAFF REPORT ON PROPOSED LEGISLATION

To: Mayor Gavin Buckley

From: Michael Mallinoff, City Manager

Date: April 23, 2024

Subject: R-19-24: Eastport Choice Neighborhood Initiative Transformation

Purpose of legislation

The purpose of this legislation is to adopt the Eastport Choice Neighborhood Initiative (CNI) Transformation Plan, which was recently approved by the U.S. Department of Housing and Urban Development (HUD), and approve the use of the former City of Annapolis Public Works Property on Spa Road to meet the Plan's goals.

The CNI Transformation Plan includes a community-supported vision for redeveloping the Harbour House and Eastport Terrace properties to become a mixed income and mixed use community better integrated with the surrounding neighborhood and city. Adoption of the Transformation Plan by the City Council is required for the CNI project to be eligible for a \$50 million Implementation grant from HUD needed for construction financing. Eligibility for the grant also requires the project to replace the existing 357 affordable housing units with the same number of affordable housing units and an additional 365 units designed for a diverse mix of residents of varying income levels, a total of 722 units. City of Annapolis zoning standards combined with the State of Maryland Critical Area standards limit the number of units on the Harbour House and Eastport Terrace properties to approximately 625 units. To meet the 722 unit requirement, the Transformation Plan proposes to redevelop a portion of the former City of Annapolis Public Works Property on Spa Road for the remaining 97 units. This recommendation is also consistent with R-20-22, which supports the use of the property generally for affordable housing.

Impact of legislation on operations

The legislation will have no impact on operations but it will allow the City to pursue the future funding opportunity through HUD in partnership with the Housing Authority of the City of Annapolis (HACA).

Impact of legislation on staffing

The legislation will have no impact on staffing.

Prepared by Eric Leshinsky, Chief of Comprehensive Planning, Department of Planning and Zoning