

1 **..Title**

2 **Housing Authority of the City of Annapolis – Project Prioritization** - For the purpose of  
3 approving a resolution that states the City desires to prioritize all Housing Authority of the City of  
4 Annapolis (HACA) redevelopment projects.

5 **..Body**

6 **CITY COUNCIL OF THE**  
7 **City of Annapolis**

8  
9 **Resolution 13-22**

10  
11 **Introduced by: Mayor Buckley**  
12 **Co-sponsored by: Alderwoman Tierney**

13  
14 **A RESOLUTION** concerning

15  
16 **Housing Authority of the City of Annapolis – Redevelopment Projects Prioritization**

17  
18 **FOR** the purpose of approving a resolution that states the City desires to prioritize all Housing  
19 Authority of the City of Annapolis (HACA) redevelopment projects.

20  
21 **WHEREAS,** the City of Annapolis and HACA were sued in Federal Court by 52 Plaintiffs  
22 alleging, among other things, that their civil rights were violated because the City  
23 of Annapolis did not inspect HACA properties to the same degree as private rental  
24 units in *Heaven White, 3 et al., v. City of Annapolis, et al.*, Civil Action No. 1:19-  
25 cv-01442-CCB., United States District Court for the District of Maryland; and

26  
27 **WHEREAS,** the Federal Court and all parties have entered into a Consent Decree, which meets  
28 the City's desire for curtailing expensive and time consuming litigation,  
29 implementing broad affordable housing strategies, and conducting robust rental  
30 inspections uniformly throughout the City of Annapolis; and

31  
32 **WHEREAS,** the City Council passed Resolution 48-20, “Consent Decree”, for the purpose of  
33 approving the Consent Decree in settlement of *Heaven White, 3 et al., v. City of*  
34 *Annapolis, et al.*, Civil Action No. 1:19-cv-01442-CCB; and

35  
36 **WHEREAS,** in 2020, HACA initiated a strategic review of redevelopment opportunities for the  
37 Phase II portfolio, including Harbour House, Eastport Terrace, Robinwood, and  
38 Bloomsbury Square, which led to HACA and the City partnering to win a Choice  
39 Neighborhood Planning Grant; and

40  
41 **WHEREAS,** the City Council passed Resolution 17-21, “Housing Authority of the City of  
42 Annapolis - Choice Neighborhood Planning Grant” for the purpose of partnering  
43 with HACA in the application for a U.S. Department of Housing and Urban  
44 Development, Choice Neighborhood Planning Grant, and approving a matching  
45 contribution of the application filing fee; and

46

1 **WHEREAS**, HACA with the City as a co-applicant, were awarded a Choice Neighborhood  
2 Planning Grant to be used to redevelop Eastport Terrace; and  
3

4 **WHEREAS**, the City of Annapolis continues to affirmatively pursue programs that have  
5 substantive effects on affordable housing and will support negotiations and  
6 engagement with relevant county, state, and federal officials, as well as prioritize  
7 HACA development projects consistent with the *White v. City of Annapolis, et al*,  
8 Consent Decree; and  
9

10 **WHEREAS**, in accordance with the terms of the Consent Decree in Section VI, paragraph 26,  
11 the City is required to “prepare a resolution stating its desire to prioritize all HACA  
12 projects within 90 days of the effective date of the Consent Decree”; and  
13

14 **WHEREAS**, in accordance with paragraphs 26 and 27 of the Consent Decree, City staff is  
15 committed to hold weekly meetings internally to make sure that review of HACA  
16 redevelopment projects is expedited and also continues to hold quarterly meetings  
17 with HACA to discuss the status of HACA redevelopment; and  
18

19 **WHEREAS**, in accordance with paragraph 28 of the Consent Decree, the City designates an  
20 employee within the City government whose job responsibilities include, among  
21 other things, facilitation of communications between HACA and the City, and who  
22 acts as an advocate and promoter of the redevelopment of the HACA Properties;  
23 and assisting with identifying and obtaining of financing options and potential  
24 developers for public-private development of the HACA properties and acting as a  
25 liaison between HACA and the City to facilitate the redevelopment process; and  
26

27 **WHEREAS**, in accordance with paragraph 30 of the Consent Decree, the City has:  
28

- 29 a. Assigned a qualified member of the City staff as a development project liaison.  
30 The role of the development project liaison is to provide guidance regarding  
31 the relevant development requirements and associated review processes in  
32 order to expedite the same. The City's project liaison has direct access to the  
33 Planning & Zoning Department and City staff leadership for assistance in  
34 expediting required steps in the development process;
- 35 b. The City's development project liaison is available to meet with HACA's  
36 development team as necessary but meets with HACA 's development team at  
37 least once every 30 days until the City's review process is complete;
- 38 c. The development project liaison meets internally with City staff to facilitate  
39 expedited review of HACA's development project; and
- 40 d. The development project liaison keeps the records necessary to document the  
41 project's activities and progress.  
42

43 **WHEREAS**, the City of Annapolis wishes to continue its reporting compliance in accordance  
44 with the terms of the Consent Decree; and  
45

1 **WHEREAS**, the City of Annapolis defines the beginning of the redevelopment process to be the  
2 application of HACA to the City’s Planning Commission for necessary approvals  
3 as the first step in redevelopment and the trigger event for the Consent Decree  
4 obligations to HACA properties in redevelopment; and  
5

6 **WHEREAS**, the City of Annapolis continues to believe that the Plaintiffs, and all residents of  
7 the City, deserve safe and decent housing.  
8

9 **NOW, THEREFORE,**

10  
11 **BE IT RESOLVED BY THE ANNAPOLIS CITY COUNCIL** that the City of Annapolis  
12 desires to prioritize all Housing Authority of the City of Annapolis redevelopment projects in  
13 accordance with the Consent Decree and the terms of this Resolution.  
14

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16 **EXPLANATION**

17 Underlining indicates matter added.  
18 [~~Strikethrough~~] indicates matter stricken.  
19  
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