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

..Body

**CITY COUNCIL OF THE
City of Annapolis**

Resolution 19-24

Introduced by: Mayor Buckley

Referred to:

Rules and City Government Committee
Environmental Matters Committee

A RESOLUTION concerning

Eastport Choice Neighborhood Initiative Transformation Plan

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

WHEREAS, The City of Annapolis continues to affirmatively pursue programs that have substantive effects on affordable housing and will support negotiations and engagement with relevant County, State, and federal officials, as well as prioritize HACA development projects consistent with the *White v. City of Annapolis, et al.*, Consent Decree; and

WHEREAS, In 2020, the Housing Authority of the City of Annapolis (HACA) initiated a strategic review of redevelopment opportunities for the Phase II portfolio, including Harbour House, Eastport Terrace, Robinwood, and Bloomsbury Square; and

WHEREAS, HACA's consultants, EJP Consulting Group, LLC (EJP), prepared the "Portfolio Assessment and Preliminary Recommendations" (Report), which recommended a wide-scale community planning process for the repositioning and redevelopment of the Harbour House and Eastport Terrace properties (inclusive of HACA office complex); and

WHEREAS, In May 2021, with the adoption of R-17-21, the City of Annapolis agreed to partner with HACA to pursue a Choice Neighborhood Initiative Planning Grant from HUD,

Explanation: ~~Strikethrough~~ indicates matter stricken from existing law.

Underlining indicates a change to the City Code.

Underlining & black - copyediting or reformatting of existing Code section

Underlining & red - new matter added to the code.

1 which would support the wide-scale community planning process recommended
2 for the Harbor House and Eastport Terrace properties; and
3

4 **WHEREAS,** In November 2021, the City of Annapolis and HACA were awarded a \$450,000
5 Choice Neighborhood Planning Grant to support the development of
6 comprehensive neighborhood revitalization plans for Harbour House and Eastport
7 Terrace to address three core goals: Housing, People and Neighborhood; and
8

9 **WHEREAS,** In February 2024, HUD approved the CNI Transformation Plan for Eastport
10 Terrace-Harbour House, entitled One Eastport for All: A Roadmap, following a
11 two-year comprehensive community-led planning process which included a People
12 Task Force, a Housing Task Force, and a Neighborhood Task Force; 16 Task Force
13 meetings; over 29 stakeholder interviews; interviews with 69% of Eastport Terrace
14 and Harbour House residents; and 21 community events; and
15

16 **WHEREAS,** The CNI Transformation Plan includes a community-supported vision for
17 redeveloping the Harbour House and Eastport Terrace properties to become a
18 mixed-income and mixed-use community better integrated with the surrounding
19 neighborhood and city; and
20

21 **WHEREAS,** To meet HUD eligibility for up to \$50 million in construction financing, the CNI
22 Transformation Plan proposes to replace the existing 357 affordable housing units
23 with the same number of affordable housing units and an additional 365 units
24 designed for a diverse mix of residents; and
25

26 **WHEREAS,** City of Annapolis zoning standards combined with the State of Maryland Critical
27 Area standards limit the number of units on the Harbour House and Eastport
28 Terrace properties to approximately 625 units; and
29

30 **WHEREAS,** The City of Annapolis's former Public Works Property has been determined to be
31 a suitable site for mixed-income affordable housing through the adoption of
32 resolution R-20-22; and
33

34 **WHEREAS,** The adaptive re-use of the City of Annapolis's former Public Works Property is
35 identified in the Eastport CNI Transformation Plan as a strategic location for
36 housing development to meet the goals of the Plan in combination with
37 environmental and recreational enhancements to the site; and
38

39 **WHEREAS,** The City of Annapolis is required by HUD to adopt the Eastport CNI
40 Transformation Plan to be eligible for up to \$50 million in HUD construction
41 financing;
42

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1 **NOW, THEREFORE, BE IT RESOLVED BY THE ANNAPOLIS CITY COUNCIL** that the
2 City of Annapolis will adopt the Eastport Choice Neighborhood Initiative Transformation Plan
3 and approve the use of the former Public Works Property to meet the goals of the Plan.

4
5 **AND, BE IT FURTHER RESOLVED BY THE ANNAPOLIS CITY COUNCIL** that this
6 Resolution shall take effect from the date of its passage.

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