

1 **..Title**

2 **Affordable Housing Development – Spa Road Site** - For the purpose of expressing the City  
3 Council's support for the use of the Spa Road Site as a mixed-use development with affordable  
4 housing as a key component; and generally relating to the Spa Road Site.

5 **..Body**

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

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9 **Resolution 20-22**

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11 **Introduced by: Alderwoman Tierney**

12 **Co-sponsored by: Alderman Gay, Alderman Schandelmeier**

13  
14 **A RESOLUTION** concerning

15  
16 **Affordable Housing Development – Spa Road Site**

17  
18 **FOR** the purpose of expressing the City Council's support for the use of the Spa Road Site as a  
19 mixed-use development with affordable housing as a key component; and generally  
20 relating to the Spa Road Site.

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22  
23 **WHEREAS,** the City of Annapolis Five-Year Consolidated Housing and Community  
24 Development Plan (CHCD Plan) was submitted to the U. S. Department of Housing  
25 and Urban Development on June 15, 2020, and in that report it is stated that “the  
26 largest housing problem in the City of Annapolis is ‘Affordability’”; and

27  
28 **WHEREAS,** Impediment Goal No. 3 of the CHCD Plan states “[p]romote and encourage the  
29 construction and development of additional affordable rental housing units in the  
30 area, especially for households whose income is less than 80% of the median  
31 income; and

32  
33 **WHEREAS,** Strategy 3A set forth in the CHCD Plan, to accomplish Goal No.3, provides  
34 “[s]upport and encourage by providing incentives to both private developers and  
35 non-profit housing providers to develop plans for the construction of new  
36 affordable and accessible renter-occupied and owner-occupied housing”; and

37  
38 **WHEREAS,** the City of Annapolis Housing Affordability Task Force Report from the Feasibility  
39 Subcommittee dated April 13, 2021, evaluated the feasibility of a Ten-Point plan  
40 from the Task Force and stated what was required of our elected officials to support  
41 and promote affordable housing in Annapolis; and

42  
43 **WHEREAS,** the Housing Affordability Task Force recommended that the City should add  
44 approximately 3,361 additional units to its affordable housing inventory by 2050 to  
45 meet the local populations’ needs and that the City should use identified assets into

1 its long-term housing plan to address the opportunities to add affordable housing;  
2 and

3  
4 **WHEREAS,** a recent report produced in October, 2021, for the City of Annapolis by BAE Urban  
5 Economics entitled “Demographic and Economic Profile and Real Estate Market  
6 Analysis for the Annapolis Comprehensive Plan Update’ found that the median  
7 home price in the Annapolis area is \$625,000, which is only attainable to those  
8 residents earning at least 140% of the area median income. Similarly, the report  
9 found the median rental cost of a 3-bedroom unit in the Annapolis area to be \$2,033,  
10 which is only attainable to those residents earning at least 80% of the area median  
11 income; and

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13 **WHEREAS,** a guiding principle of the City of Annapolis Comprehensive Plan Update, which  
14 will be finalized in 2022, is “Housing Affordability: expand the range of housing  
15 choices that are accessible both in terms of geography and affordability, and are  
16 responsive to the needs of renters and owners of low to middle income”. The Plan  
17 Update further recognizes infill redevelopment of the City-owned Spa Road Site as  
18 a multi-generational opportunity that is sizeable enough to create a dynamic  
19 development that complements adjacent communities and fulfills multiple  
20 community needs including housing, open space and trail connections, cultural  
21 facilities, and retail opportunities; and

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23 **WHEREAS,** the Spa Road Site is located at the headwaters of Spa Creek and comprises West  
24 and East parcels: the East parcel is 8.24 acres and includes the Weems-Whalen field  
25 at 2.6 acres; the West parcel is 3.73 acres; and

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27 **WHEREAS,** the Spa Road Site has been vacated by the Department of Public Works on both  
28 sides of Spa Road and is the only City-owned property with significant  
29 redevelopment potential having a high likelihood of redevelopment in the next 10  
30 years. The Spa Road Site is zoned for residential use and its future land use  
31 designations in the Comprehensive Plan Update will include “mixed use”,  
32 “environmental enhancement”, and “recreational enhancement” due to its location  
33 along Spa Creek and the Bates Athletic Complex, which holds opportunity for  
34 connectivity to adjacent residential, environmental, recreational, and cultural  
35 assets. The Site also has an opportunity to dramatically improve environmental  
36 performance through Forest Conservation and enhanced stormwater management  
37 design as required by State and City mandates for a redevelopment project; and

38  
39 **WHEREAS,** the City Council desires to utilize the Spa Road Site for a mixed-use development  
40 with affordable housing as a key component.

41  
42 **NOW, THEREFORE,**

43  
44 **BE IT RESOLVED BY THE ANNAPOLIS CITY COUNCIL** that the City Manager is hereby  
45 directed to prepare a Request for Proposal for the Spa Road Site to be utilized as a mixed-use  
46 development with affordable housing as a key component.

1  
2 **AND BE IT FURTHER RESOLVED BY THE ANNAPOLIS CITY COUNCIL** that the  
3 Request for Proposal for the Spa Road Site shall require that each bidder submit, at a minimum, a  
4 design and cost proposal for affordable housing development utilizing the East and West parcels  
5 of the Spa Road Site that includes metrics that are compatible with the adjacent neighborhoods,  
6 consistent with the Comprehensive Plan, and meets the requirement of adequate public facilities.

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8 **AND BE IT FURTHER RESOLVED BY THE ANNAPOLIS CITY COUNCIL** that the  
9 successful bidder will be responsible for the financing, design, and construction of the project.

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**EXPLANATION**

Underlining indicates matter added.  
[~~Strikethrough~~] indicates matter stricken.