

R-19-24

Eastport Choice Neighborhood Initiative Transformation Plan

AMENDMENT 2 – ALD. SAVIDGE

MOTION:

Make the following changes to R-19-24:

1. Page 1 on lines 5 and 25, and page 3 on line 3, after "Public Works Property on Spa Road" insert "or other suitable property".
2. Page 2, strike lines 30-32 and replace with the following:

“WHEREAS, The City of Annapolis’s former Public Works property has been prioritized to include affordable housing through the adoption of Resolution R-20-22; and”
3. Page 2, line 42, insert new WHEREAS clause:

“WHEREAS, We know that portions of the former Public Works property are contaminated, and we will shortly be concluding the full environmental assessment of the property to identify remediation or mitigation requirements with the Maryland Department of the Environment; and”
4. Page 3, strike lines 1-3 and insert:

"NOW, THEREFORE, BE IT RESOLVED BY THE ANNAPOLIS CITY COUNCIL that we support the Eastport Choice Neighborhood Initiative Transformation Plan and support the use of the former Public Works property on Spa Road to meet the goals of the plan or other suitable property."
5. Page 3, after the previous Resolve paragraph insert:

"AND, BE IT FURTHER RESOLVED BY THE ANNAPOLIS CITY COUNCIL, that a portion of the Public Works property be utilized for an expansion of City offices."
6. Page 3, after the previous Resolve paragraph insert:

"AND, BE IT FURTHER RESOLVED BY THE ANNAPOLIS CITY COUNCIL that all city, state, and federal environmental laws will be complied with before any final approval of a development plan."
7. Page 3, in the last Resolve paragraph, replace "FURTHER" with "FINALLY".

AS THE CHANGE WOULD LOOK IN THE RESOLUTION:

..Title

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 or other suitable property 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 or other suitable property 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, which would support the wide-scale community planning process recommended for the Harbor House and Eastport Terrace properties; and

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

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

WHEREAS, 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; and

WHEREAS, To meet HUD eligibility for up to \$50 million in construction financing, the CNI Transformation Plan proposes 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; and

WHEREAS, 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; and

WHEREAS, The City of Annapolis’s former Public Works property has been prioritized to include affordable housing through the adoption of Resolution R-20-22; and

WHEREAS, The adaptive re-use of the City of Annapolis's former Public Works Property is identified in the Eastport CNI Transformation Plan as a strategic location for

housing development to meet the goals of the Plan in combination with environmental and recreational enhancements to the site; and

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

WHEREAS, We know that portions of the former Public Works property are contaminated, and we will shortly be concluding the full environmental assessment of the property to identify remediation or mitigation requirements with the Maryland Department of the Environment;

NOW, THEREFORE, BE IT RESOLVED BY THE ANNAPOLIS CITY COUNCIL that ~~the City of Annapolis will adopt the Eastport Choice Neighborhood Initiative Transformation Plan and approve the use of the former Public Works Property, or other suitable property to meet the goals of the Plan.~~ We support the Eastport choice Neighborhood Initiative Transformation Plan and support the use of the former Public Works property on Spa Road to meet the goals of the plan or other suitable property.

AND, BE IT FURTHER RESOLVED BY THE ANNAPOLIS CITY COUNCIL, that a portion of the Public Works property be utilized for an expansion of City offices.

AND, BE IT FURTHER RESOLVED BY THE ANNAPOLIS CITY COUNCIL that, prior to any final approval of a development plan, an adequate environmental remediation and/or mitigation plan be completed to ensure future residents or City employees will not be contaminated.

AND, BE IT FURTHER RESOLVED BY THE ANNAPOLIS CITY COUNCIL that all city, state, and federal environmental laws will be complied with before any final approval of a development plan.

AND, BE IT FINALLY RESOLVED BY THE ANNAPOLIS CITY COUNCIL that this Resolution shall take effect from the date of its passage.