



# City of Annapolis

## Signature Copy

R-19-24



### ..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

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**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.

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 we adopt 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, we** will support HACA in their commitment to enhance the framework of existing tenant quality of life guidelines and strengthen their relationship with management partners.

**AND, BE IT FURTHER RESOLVED BY THE ANNAPOLIS CITY COUNCIL, a** portion of the Public Works property be utilized for mixed-use opportunities, such as expansion of city offices.

**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.

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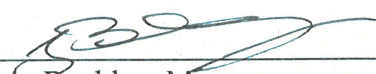
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**ADOPTED this 22nd day of July 2024.**

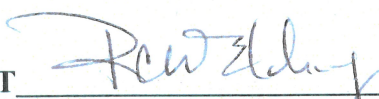
**Aye: 9** Mayor Buckley, Alderwoman Tierney, Alderwoman O'Neill,  
Alderwoman Pindell Charles, Alderwoman Finlayson,  
Alderman Schandelmeier, Alderman Gay, Alderman Savidge and  
Alderman Arnett

**THE ANNAPOLIS CITY  
COUNCIL**

  
Gavin Buckley, Mayor

Date: 8/22/24

**ATTEST**

  
Regina Watkins-Eldridge, MMC,  
City Clerk

Date: 8/22/24

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