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

**Sponsors:** Gavin Buckley, Elly Tierney, Dajuan K. Gay, Rhonda Pindell Charles

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**Attachments:** 1. R-13-22 First Reader, 2. R-13-22 Staff Report, 3. R-13-22 Fiscal Impact Note.pdf, 4. R-13-22 SIGNED

Date	Ver.	Action By	Action	Result
3/28/2022	1	City Council	adopt on second reader	Pass
3/28/2022	1	City Council	amended	Pass
3/28/2022	1	City Council	adopt as amended	Pass
3/28/2022	1	City Council	Cosponsor added	
3/21/2022	1	Housing and Human Welfare Committee		
3/14/2022	1	City Council	adopt on first reader	Pass
3/14/2022	1	City Council	refer	

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

**CITY COUNCIL OF THE  
City of Annapolis**

**Resolution 13-22**

**Introduced by: Mayor Buckley**  
**Co-sponsored by: Alderwoman Tierney, Alderman Gay**  
**Alderwoman Pindell Charles**

**Referred to  
Housing and Human Welfare Committee**

**A RESOLUTION** concerning

**Housing Authority of the City of Annapolis - Redevelopment Projects Prioritization**

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

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

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

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

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

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

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

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

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

**WHEREAS**, in accordance with paragraph 28 of the Consent Decree, the City designates an employee within the City government whose job responsibilities include, among other things, facilitation of communications between HACA and the City, and who acts as an advocate and promoter of the redevelopment of the HACA Properties; and assisting with identifying and obtaining of financing options and potential developers for public-private development of the HACA

properties and acting as a liaison between HACA and the City to facilitate the redevelopment process; and

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

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

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

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

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

**NOW, THEREFORE**,

**BE IT RESOLVED BY THE ANNAPOLIS CITY COUNCIL** that the City of Annapolis desires to prioritize all Housing Authority of the City of Annapolis redevelopment projects in accordance with the Consent Decree and the terms of this Resolution. A monthly briefing on planned projects will be provided to the Housing and Human Welfare Committee.

#### **EXPLANATION**

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