



Housing Authority of the City of Annapolis

Harbour House/Eastport Terrace/Spa Road  
Redevelopment  
Choice Neighborhood Implementation Grant  
APPLICATION

Community Meeting

February 19, 2026



# Redevelopment of Harbour House/Eastport Terrace & Spa Road



Over 100,000 Units Designed  
Over \$5B Development Value  
Over 100 Years of Experience

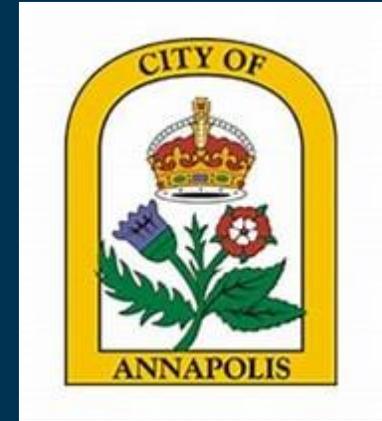
# Development Team

- EJP Consulting Group
- Monadnock Development
- Genesis Companies
- NFP Affordable Housing Corp.
- Wiencek + Associates Architects + Planners
- Hamel Builders
- HACA



# CNI Co-Applicants

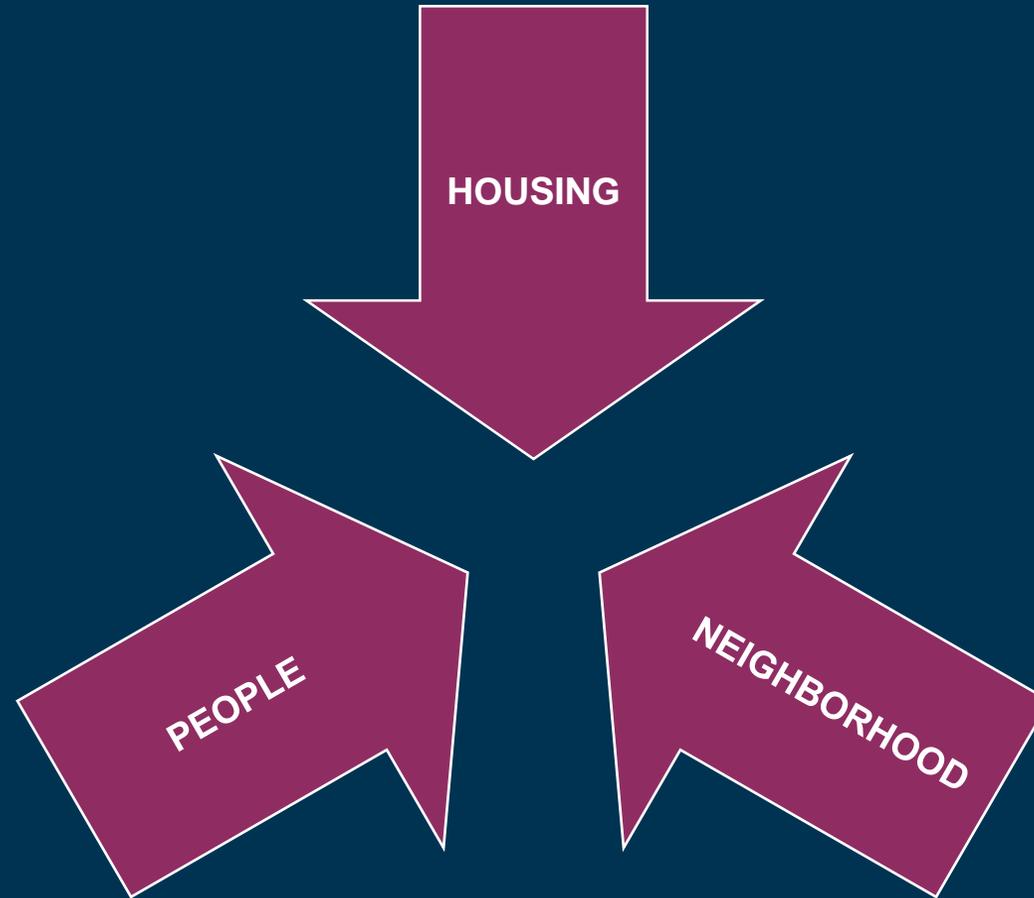
- City of Annapolis
- Housing Authority of the City of Annapolis (HACA)
- CNI applications are not possible without a strong partnership between the City and HACA.



# CNI Implementation Team

- HACA ( LEAD)
- City of Annapolis (**Co-Applicant & Neighborhood**)
- Community Action Agency (**People**)
- Developer Team (**Housing**)
- EJP (Program Manager)

# Grant Elements



# CNI Grant Elements

## Housing

- One for One Replacement
- Different styles of homes
- Better layout of interior
- Washer/dryer inside of unit
- Parking
- Senior Housing
- Home Ownership

## People

- Workforce Development programs
- Education-based Programs
- Health & Wellness
- Personalized Case Management

## Neighborhood

- Small Retail
- Y Head Start Program
- Community Gardens
- Community Center
- Hawkins Cove Park
- Pool
- Roads and infrastructure

# Master Plan Outline

## SUMMARY:

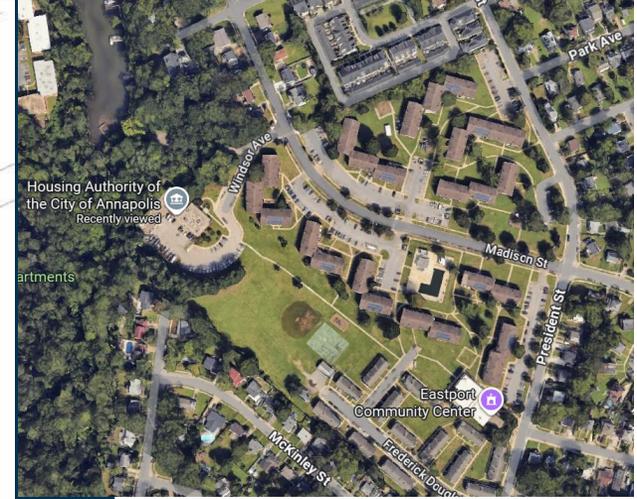
- Increase density from 357 to 722 mixed income units in a variety of housing types.
- Total estimated cost \$346 Million.
- Phased approach to avoid displacing existing residents.
- Potential to introduce retail, health care, recreation, and other community amenities.
- Transform Eastport/Spa Road into landmark mixed-use community that is obtainable for residents living in Annapolis.



# RELOCATION

- GOAL – Build on vacant land first to minimize displacement and support tenants-in-place (on site)
- Relocation cost paid by the development team (Uniform Relocation Act regulations apply)
- Right to Return
- Right to a tenant protection voucher for permanent or temporary moves

# Eastport / Harbor House Site



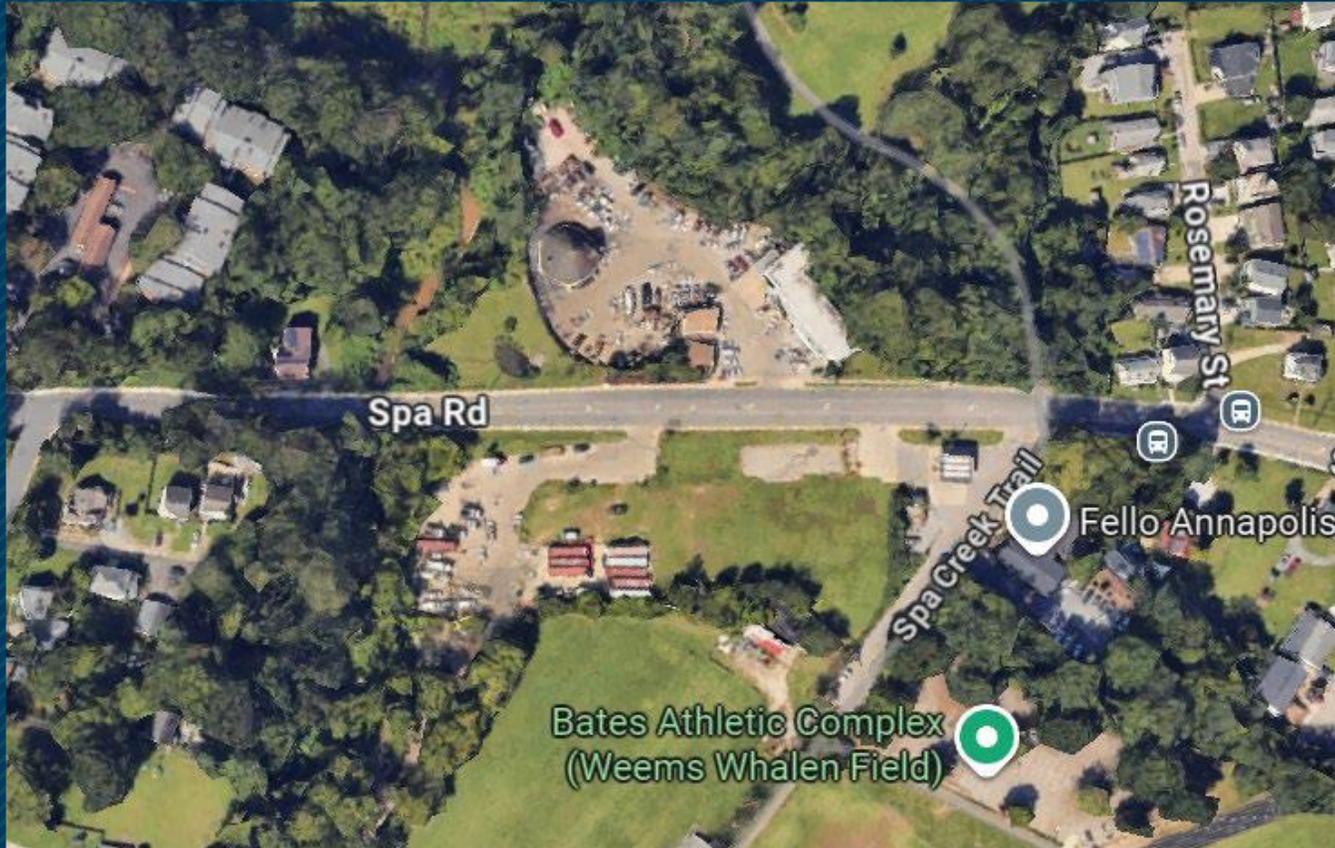
## New Master Plan Seeks to Create:

- \* Harbor/Eastport Site: 365 New Units, total 722
- \* Spa Road Site: To be determined
- \* No Displacement of Existing Residents

**PHASE ONE - Cost \$90 Million**



## Spa Road Site



- Residential development to be determined
- Environmental Studies to be performed

# CNI IMPLEMENTATION GRANT SUBMISSION TIMELINE

- Application Due to HUD - March 9, 2026
- Notice of Award – September 2026
- HUD Site Visit to Kick Off Implementation – Winter 2026
- Start of Case Management
- Closing for the First Housing Phase – 18 Months Post-Award
- Information according to HUD-NOFO

# What happens if we are not awarded the CNI Grant?

The redevelopment of Eastport Terrace and Harbour House will still move forward whether awarded or not awarded.

FOLLOW US at <https://eastportcni.org/>

Thank You

