

1 **CITY COUNCIL OF THE CITY OF ANNAPOLIS**

2
3 **RESOLUTION NO. R-62-07 Amended**

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5 **Introduced by Mayor Moyer**

LEGISLATIVE HISTORY:			
First Reader:	Public Hearing:	Fiscal Impact Note:	120 Day Rule:
11/19/07			
Referred to:	Meeting Date:	Action Taken:	

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8 **A RESOLUTION concerning**

9
10 **Redevelopment of Annapolis Gardens and Bowman Court Public Housing**

11
12 **FOR** the purpose of approving the redevelopment of Annapolis Gardens and Bowman
13 Court public housing in Annapolis, Maryland to be financed either directly by the
14 Department of Housing and Community Development (the "Department") of the State
15 of Maryland or through the Department's Community Development Administration
16 (the "Administration").

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18 **WHEREAS**, the City of Annapolis recognizes that there is a significant need for decent,
19 safe and sanitary housing for families of low or limited incomes; and

20
21 **WHEREAS**, the Housing Authority of the City of Annapolis (HACA), a Maryland
22 corporation, proposes to develop and operate a rental housing development
23 comprised of approximately ~~150~~ 144 units, known as Annapolis Gardens and
24 Bowman Court, which are located at Admiral Drive, Croll Drive, and Bowman
25 Drive (the "Project"), all or a portion of which will assist families of low or
26 limited income as required by applicable law or regulations; and

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28 **WHEREAS**, the Department, either directly or through the Administration, may provide
29 some or all of the financing for the Project (the "Project Financing") in order to
30 assist in making it financially feasible; and

31
32 **WHEREAS**, the applicable law, regulations and Departmental requirements necessitate
33 approval of the Project and the Project Financing by the City of Annapolis
34 and, where appropriate, by the chief elected executive official of the local
35 subdivision.

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37 **NOW, THEREFORE, BE IT RESOLVED BY THE ANNAPOLIS CITY COUNCIL** that the
38 City Council hereby endorses the Project upon the proposed site and approves the Project
39 Financing in the form of a loan in the approximate amount of \$18 million; and
40

1 **AND, BE IT FURTHER RESOLVED BY THE ANNAPOLIS CITY COUNCIL** that the City
2 Council hereby approves this Resolution.

3
4 **AND, BE IT FURTHER RESOLVED BY THE ANNAPOLIS CITY COUNCIL** that copies of
5 this Resolution shall be sent to the Secretary of Housing and Community Development of
6 the State of Maryland and the County Executive of Anne Arundel County.

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8 **ADOPTED** this 24th day of November, 2008.

9
10 **ATTEST:**

THE ANNAPOLIS CITY COUNCIL

11
12
13 _____
14 **Regina C. Watkins-Eldridge, CMC**
15 **City Clerk**

BY: _____
ELLEN O. MOYER, MAYOR

R-62-07
Redevelopment of Annapolis Gardens and Bowman Court Public Housing
Staff Paper

The redevelopment of Annapolis Gardens and Bowman Court public housing developments is a part of a broader revitalization strategy being employed by the Housing Authority of the City of Annapolis (HACA) to improve its public housing communities, and preserve the much needed affordable housing. HACA seeks to eliminate the blighted physical, social and economic conditions that currently exist in a majority of its public housing communities by partnering with the private sector.

This proposed resolution is required by the Maryland Department of Housing and Community Development to show local awareness and commitment to the project. There is no financial requirement of the City.

Annapolis Gardens and Bowman Court are adjacent public housing communities owned by the Housing Authority. The properties were originally constructed in 1961 and consist of 100 units of housing in 50 duplex buildings as well as a community building. Bowman Court was built in 1974 and consists of 50 units of townhouse style housing in 10 buildings. The properties have outlived their useful lives and are in dire need of renovations to correct the physical, economic and social problems. The properties need a more comprehensive redevelopment in order to address the systemic problems such as indefensible spaces, poor drainage, inefficient and inadequate HVAC, poor lighting, moisture problems, and vandalism.

The two properties, which are adjacent to each other, will be combined into one community consisting of 150 housing units. It is anticipated that three duplexes (six units) will be transferred to the Arundel Habitat for Humanity which will redevelop these units into for-sale housing that will be offered to public housing residents. The Housing Authority and its development partner will redevelop the remaining 144 affordable rental apartments. The new rental development will consist eight 1-bedroom/1-bath apartments (563 square feet), 66 2-bedroom/1-bath apartments (962 square feet), 60 3-bedroom/1.5-bath apartments (1030 square feet) and 10 4-bedroom/2-bath apartments (1147 square feet).

The total development costs for the redevelopment will be approximately \$18,000,000. The redevelopment will be financed using a variety of public and private sources.

Prepared by: Theresa Wellman, P&Z, 410-263-7961