



2013 Annual Awards Entry Form
(Complete one for each entry.)

Entry Name Rebuilding Public Housing in the City of Annapolis

HFA Maryland Department of Housing and Community Development

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Communications	Homeownership	Legislative Advocacy	Management Innovation
<input type="checkbox"/> Annual Report <input type="checkbox"/> Promotional Materials and Newsletters <input type="checkbox"/> Creative Media	<input type="checkbox"/> Empowering New Buyers <input type="checkbox"/> Home Improvement and Rehabilitation <input type="checkbox"/> Encouraging New Production	<input type="checkbox"/> Federal Advocacy <input type="checkbox"/> State Advocacy	<input type="checkbox"/> Financial <input type="checkbox"/> Human Resources <input type="checkbox"/> Operations <input type="checkbox"/> Technology
Rental Housing	Special Needs Housing	Special Achievement	Are you providing visual aids?
<input type="checkbox"/> Multifamily Management <input type="checkbox"/> Preservation and Rehabilitation <input type="checkbox"/> Encouraging New Production	<input type="checkbox"/> Combating Homelessness <input type="checkbox"/> Housing for Persons with Special Needs	<input checked="" type="checkbox"/> Special Achievement	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

NCSHA 2013 Awards

Category: Special Achievement
Entry Name: **Rebuilding Public Housing in the City of Annapolis**

The Maryland Department of Housing and Community Development has been working with the City of Annapolis, Anne Arundel County, private developers, and Chesapeake Habitat for Humanity to redevelop public housing projects throughout the City. Over the last three years, DHCD has funded the rehabilitation or replacement of four public housing developments in Annapolis (Annapolis Gardens, Bowman Court, College Creek and Obery Court), as well as provided funding for the construction of owner-occupied housing on a fifth public housing site (Clay Street), on top of redeveloping a sixth public housing site (Bloomsbury Square) several years ago. This has resulted in a significant positive impact on the public housing residents of Annapolis, while also helping revitalize a small town and accessing numerous public and private resources, including resources not traditionally used for public housing.

Background

Settled in 1649 on the Chesapeake Bay, and with a population of 38,354, Annapolis Maryland has both great history and modern problems. The City was one of the first in the nation to create a Public Housing Authority, the Housing Authority of the City of Annapolis (HACA) and had some of the oldest public housing in the nation. The City has 1,104 public housing units, which is one unit for every 33 residents, compared to the national average of one public housing unit for every 266 residents. Deferred maintenance and management issues, including rotating executive directors, resulted in HACA being designated as “troubled” in the mid-2000s. New PHA management, combined with efforts by DHCD, Anne Arundel County and the City government, have worked to replace or rehabilitate the City’s public housing, which is no longer designated as troubled, and is providing healthy communities for PHA residents to thrive and prosper.

These efforts were undertaken using a wide variety of resources, including Federal Low-Income Housing Tax Credits (LIHTC), 1602 Exchange Funding, DHCD Rental Housing Production Program (RHPP) and Partnership Rental Housing Funds (Partnership), HOME Investment Partnership Program (HOME) funds from both DHCD and Anne Arundel County, Community Development Block Grant (CDBG) funds from both the County and the City, and capital funding from the PHA, as well as special appropriations of funds from the Maryland General Assembly and private equity and bank loans. In addition, a homeownership component of the public housing revitalization efforts was undertaken by Habitat for Humanity. The Habitat homes were part of the Jimmy and Rosalynn Carter work project, where the former President and First Lady participated in the building effort. DHCD also contributed substantial resources to this effort, including both DHCD Community Legacy (CL) funding as well as additional HOME funds.

The Projects

Annapolis Gardens and **Bowman Court** were two separate projects constructed in 1961 and 1974 by HACA. Together, the projects contained 150 units which were purchased and acquired jointly in a public/private partnership between the Landex Corporation (51%) and HACA (49%). The properties were rehabilitated at an average cost of \$83,000 per unit, including \$1.7 million in RHPP funding, \$500,000 in CDBG funding from Anne Arundel County, \$93,000 in CDBG funding from the City, and \$500,000 in capital funding from HACA. In addition, the project received about \$13.6 million in cash assistance in lieu of the LIHTC program through the Section 1602 exchange program. All of the units in these projects are income restricted for 40 years to households earning less than 60 percent of median income. Seventy-five of the units are public housing units, and 8 units are reserved for persons with special needs. Tenant services include an on-site resident coordinator, literacy program, childcare, senior services, health education, and job training.

Obery Court involved the demolition of an existing PHA development which was replaced by 50 units of new housing for families ranging from one to four bedroom units. The project was financed with Rental Housing Production Funding (\$2 million) and Partnership Rental Housing Funding (\$2.3 million) from DHCD, as well as \$1 million in CDBG funding from Anne Arundel County. The project also received an allocation of just over \$1 million in LIHTC, which raised approximately \$6.9 million in equity. The project was developed in cooperation with Penrose Properties and HACA. Of the 50 units, 40 of them are designated as public housing, with 16 units targeted for households earning less than 30 percent of median income, 15 units targeted at households earning less than 40 percent of median income, 14 units targeted at households earning less than 50 percent of median income, and 5 units targeted at households earning less than 60 percent of median income. (Note: Another phase of this development is currently being processed. When all phases are completed, 163 units of public housing will have been replaced, and 50 homeownership units created as well – see the Clay street discussion below.)

College Creek involved the demolition of an existing PHA development and the development of 63 new units on the site. The project received a loan of \$3.657 million in Rental Housing Production Program funding from DHCD, as well as an allocation of \$878,198 in LIHTC. This project was also developed jointly by Penrose and HACA, and all of the units are targeted to households earning less than 60 percent of median income. The project contains one, two, three and four bedroom units.

Bloomsbury Square involved the acquisition and demolition of an existing PHA property, and then a land swap for other state-owned property approximately two blocks away, where 51 units of newly constructed housing was made available for PHA residents. The development cost \$7.5 million, and was funded with a combination of a special appropriation of funds from the Maryland General Assembly of \$3.2 million and \$4.3 million in Partnership Rental Housing Program funds from DHCD. The property had been the oldest existing public housing complex in the U.S. before it was demolished.

Clay Street Homeownership on PHA Site As part of the effort to improve the lives of public housing residents, the Housing Authority of the City of Annapolis provided excess land to Habitat for Humanity of the Chesapeake to construct 10 units of owner-occupied housing for PHA residents. As noted above, this effort became part of former President and First Lady Jimmy and Rosalyn Carter’s work project highlighting the most important Habitat efforts in the country. In order to help make the project affordable to PHA residents, DHCD provided \$250,000 in HOME funds, as well as DHCD Community Legacy Funding to the project.

Community Legacy funding requires the development of a revitalization Plan for the targeted area. The City of Annapolis developed such a plan for Clay street, which is one of the boundaries of the **Obery Court** and **College Creek** developments. In addition to the 10 new homes above, built on PHA land, Habitat rehabilitated 19 additional homes in the neighborhood for homeownership, while the City used Community Legacy funding to rehabilitate the exterior of another 22 homes, and its own allocation of CDBG funding to rehabilitate the interior of 9 others. Between the efforts of DHCD, the City, the County, and Habitat, 40 percent of all of the housing units around Clay Street neighboring the Obery Court and College Creek developments have been improved in some way. In addition, the City received Community Legacy funds from DHCD to improve the streetscape in the area, including installing brick crosswalks, installing new streetlights in a historic style, and creating a Gateway project kiosk as part of the effort to revitalize this section of Annapolis. In addition, the City of Annapolis received Community Legacy funding to rehabilitate the Stanton Community Center that serves this area, as well as pay for police foot patrols to improve safety in the area. Total Community Legacy funding for all of these efforts – from housing to streetscape to community centers to policing - has been \$1.5 million.

Conclusion

DHCD’s efforts in helping rebuild Annapolis’ public housing have been a remarkable achievement. In addition to turning around the poor condition of the City’s public housing stock and improving the lives of PHA residents, these efforts have also helped the Housing Authority to lose its “troubled” status. In addition, the efforts have gone beyond just the immediate developments to help turn around the neighborhoods adjacent to the worst developments by providing additional resources for homeownership and community revitalization efforts. These efforts were undertaken utilizing a wide variety of State, federal, county, and City funding, all dedicated to providing places where people can thrive and prosper.

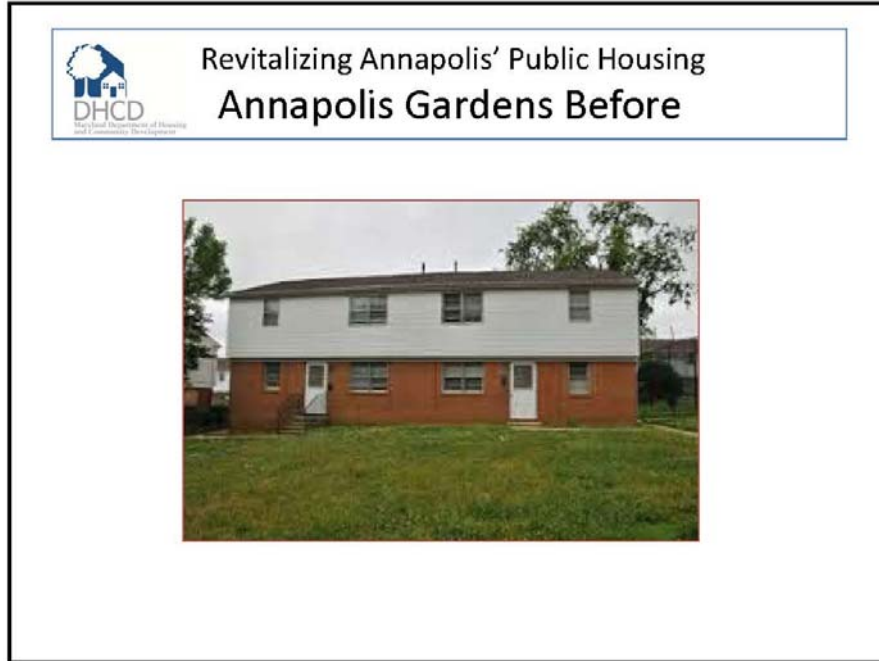
**Modern, energy efficient new homes replaced the former public housing complex
at Obery Court in Annapolis**



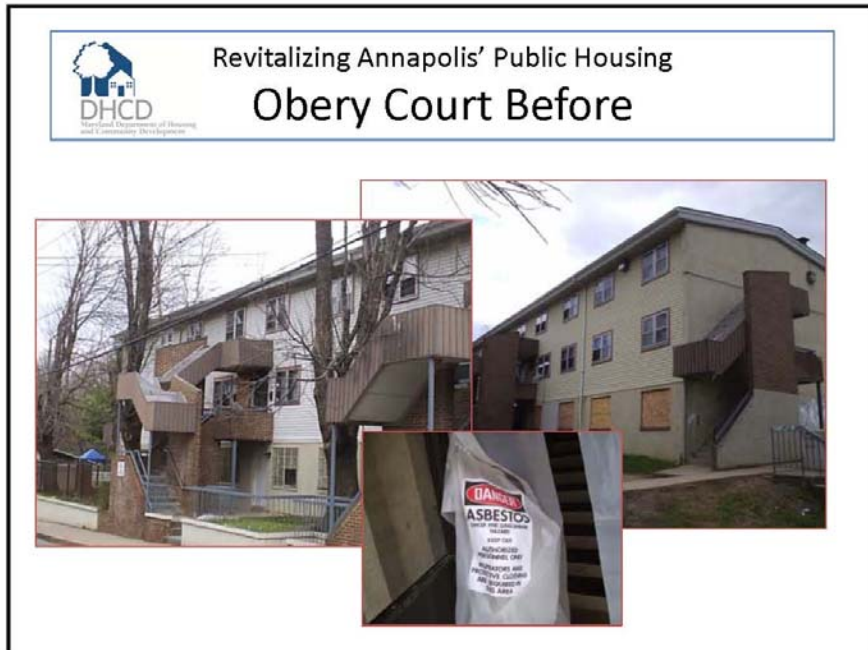
The ribbon cutting at Obery Court was a source of community-wide pride



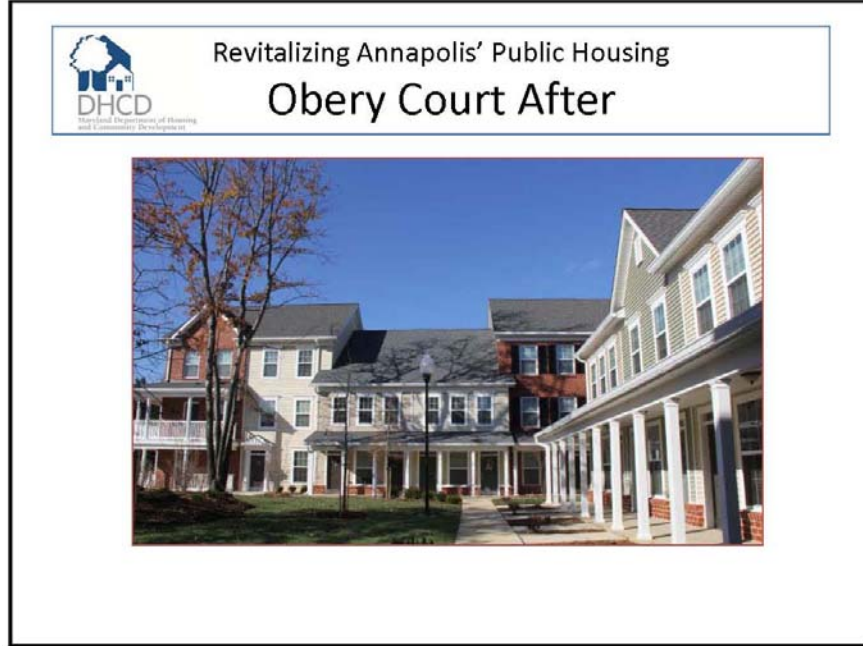
Rebuilding Public Housing in the City of Annapolis: PowerPoint Presentation



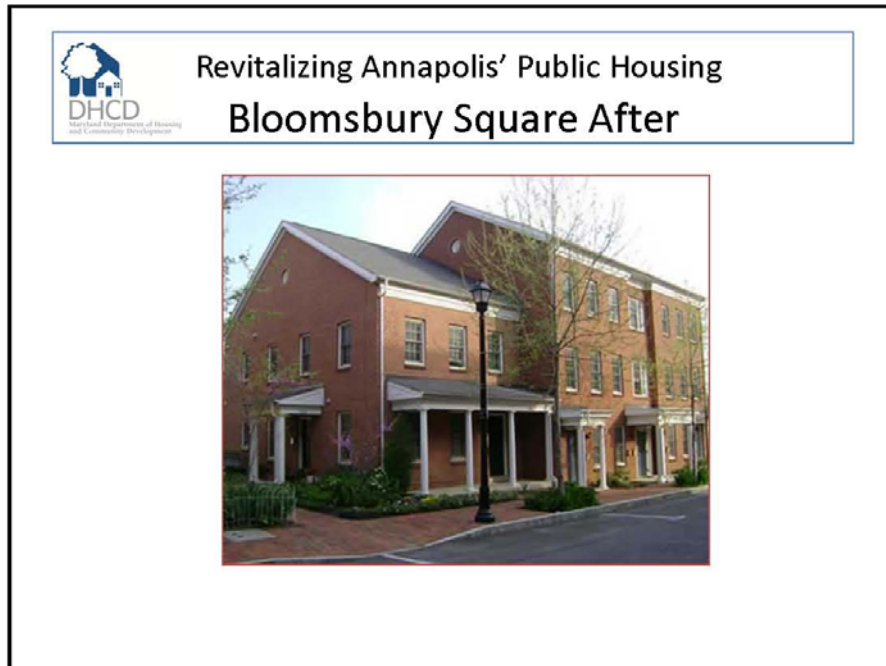
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 **Revitalizing Annapolis' Public Housing
Habitat on Clay Street**



Top – Clay Street Houses Under Construction



Left – Former President Jimmy Carter and former first lady Rosalyn Carter at Clay Street