
REDEVELOPMENT READY

April 2026



Exciting Updates Are Coming!

Beginning this month, you will be receiving an updated redevelopment newsletter to keep you informed about the redevelopment of the Harbour House–Eastport Terrace community, as well as Bloomsbury Square and Robinwood. In this issue, you will find information about what redevelopment means, your right to return after redevelopment, relocation support, and a helpful “Myths vs. Facts” section that addresses common questions about the redevelopment process.

What does redevelopment mean?

Redevelopment means improving or rebuilding an area that has already been developed before. Instead of building on empty land, redevelopment focuses on upgrading, replacing, or repurposing existing buildings or spaces.

Redevelopment Process

- 1. Planning and design**
- 2. Resident relocation**
- 3. Demolition of old housing**
- 4. Site preparation**
- 5. Construction of new housing**
- 6. Completion and occupancy**

Myth vs. Fact

Myth 1: Redevelopment Means Residents Will Lose Their Homes

Reality:

Most redevelopment projects involving public housing follow federal protections, especially those under the U.S. Department of Housing and Urban Development (HUD) programs such as RAD or Choice Neighborhoods Initiative. These programs include a right to return for residents once construction is complete, provided lease obligations are met.

Myth 2: Redevelopment Is Just a Way to Push Out Low-Income Residents

Reality:

Redevelopment is typically designed to preserve affordable housing while improving living conditions. Many projects actually increase the total number of units and include a mix of deeply affordable, workforce, and market-rate housing to create economically diverse communities.

Myth 3: Residents Have No Say in Redevelopment Plans

Reality:

Resident participation is required in federally funded redevelopment projects. PHAs must conduct resident meetings, surveys, and planning sessions to gather input before submitting redevelopment applications or relocation plans.

Myth 4: Rent Will Dramatically Increase After Redevelopment

Reality:

For residents returning to subsidized units, rent typically remains based on income, often around 30% of adjusted household income, consistent with HUD public housing or voucher rules.

Myth 5: Redevelopment Takes Away Community

Reality:

While relocation during construction can be disruptive, redevelopment plans often include community spaces, improved safety features, green areas, and resident services that can strengthen the community long term. It is an opportunity to reinvasion community.

Myth 6: Residents Will Be Permanently Relocated Far Away

Reality:

Residents are usually provided with relocation assistance and temporary housing options. Many residents return to the redeveloped site, and those who choose not to return may receive vouchers that allow them to live elsewhere.

Myth 7: Redevelopment Only Benefits Developers

Reality:

Successful redevelopment projects can bring new housing, infrastructure improvements, job opportunities, and supportive services to residents and surrounding

Myth: Redevelopment only benefits wealthy people

Fact: Redevelopment projects often include affordable housing, improved infrastructure, parks, and local jobs that benefit the broader community. Many cities require developers to include community benefits.

Right to Return and Relocation Information

In public housing redevelopment, the right to return means that residents who lived in a public housing development before it was demolished or renovated have the opportunity to move back after the redevelopment is finished. During relocation, the family will be housed in a right-size unit, meaning a unit that is appropriately sized for the household. The right to return does not mean the family will return to their previous unit. Instead, they will return to a unit that is the correct size for their household.

What qualifies a person for the right to return as it is not automatic. Below is a list of important pointers on relocation.

- You lived in the public housing before redevelopment started.**
- You can not owe a balance towards rent. Having a positive rental history and a zero balance helps you to qualify and return to your redeveloped community**
- You were an approved resident on the lease or household.**
- You followed relocation rules and stayed in contact with the housing authority.**
- You still qualify for public housing (income limits, background check, etc.).**
- Residents are relocated temporarily**
- Housing Choice Voucher options are available for eligible applicants.**
- Moving costs and relocation assistance are often covered.**
- Redevelopment happens**
- Old buildings may be demolished and replaced with new housing.**
- Many projects convert to mixed-income communities.**
- Former residents who remain eligible can apply to move back into the new development.**
- They often receive priority on the waiting list**

Redevelopment Updates

Bloomsbury Square

- HACA selected Community Housing Partners (CHP) to redevelop and manage Bloomsbury Square, a 51-unit affordable housing community
- Serves households earning 30%–60% of AMI; includes 14 one-bedroom, 18 two-bedroom, and 19 three-bedroom units built in 2003
- \$27 million RAD conversion rehabilitation will modernize units with new flooring, cabinets, appliances, and all-electric HVAC systems
- Improvements also include accessibility upgrades, sidewalk repairs, and site work such as tree trimming and new accessible pathways
- Finance includes bonds, a Freddie Mac loan, state and local funds, and LIHTC, with closing expected in Winter 2026/Spring 2027
- Relocation expected Summer/Fall 2027

Robinwood

- HACA selected CHP to redevelop the Robinwood public housing site in Annapolis; CHP will take over property management after Phase I financial closing.
- The multi-phase redevelopment will transform the 1970s-era, 150-unit site into a 214-unit mixed redevelopment (Section 18/RAD blend) plus 15–20 homeownership units.
- Project includes both new construction and rehabilitation of rental housing in the Annapolis Neck area.

4% Component (\$82M):

- Rehab 68 units, build 47 senior apartments, demolish 82 townhomes.
- New senior building will include a rebuilt community center (funded by \$1.5M grant).

9% Component (\$26M):

- 58 new garden-style units (1–3 bedrooms), with indoor amenities.
- Rents set for households at 30%–80% AMI; awarded LIHTC in Sept 2025.
- Amenities include playground, garden, dog park, EV charging, and green spaces.
- Built to high energy-efficiency standards (Enterprise Green Communities, EnergyStar).
- Relocation support provided for current residents.
- Phase I closing expected Spring 2027.
- Relocation expected Summer/Fall 2027

Harbour House/Eastport Terrace

- Housing Authority of the City of Annapolis selected Genesis Companies, Monadnock Development, and The NHP Foundation as developers
- Project is part of Choice Neighborhoods Initiative (HUD program)
- Site: Harbour House/Eastport + Spa Road parcels in Annapolis
- Current: 357 units → Planned: 722+ units
- Full demolition + phased redevelopment
- Residents have right to return

Plan includes:

- Mixed-income housing (affordable + market-rate)
- Rental + homeownership options
- Retail, grocery store, park space, amenities

Funding:

- \$400K HUD planning grant (received)
- \$2M (city + state) predevelopment funds
- \$26M HUD grant decision expected Fall 2026
- LIHTC (4% & 9%), bonds, and other financing

Timeline:

- Transformation Plan approved: Nov 2023
- MOU signed: Aug 2025
- Tax credit application: May 2026 (expected)
- Phase I closing: Fall 2027 / Spring 2028
- Relocation expected Summer/Fall 2028
- Project can proceed with or without HUD grant

Redevelopment can bring change—but it is designed with the goal of creating stronger, safer, and more vibrant communities for current and future residents. While it's natural to have questions or concerns, understanding the facts can help ensure everyone feels informed and empowered throughout the process.

Your voice matters. Staying engaged, asking questions, and participating in meetings helps shape a community that reflects your needs and priorities. Together, we can work toward a future where quality housing, opportunity, and community go hand in hand. We are here to support you every step of the way.

Redevelopment Resources

Eastport CNI Project - <https://eastportcni.org/>

Choice Neighborhoods - <https://www.hud.gov/helping-americans/public-indian-housing-cn>

Handout - <https://www.hud.gov/sites/dfiles/PIH/documents/CN-Planning-Handout-for-Print.pdf>

<https://www.hudexchange.info/programs/choice-neighborhoods/>

Choice Newsletters - <https://www.hudexchange.info/programs/choice-neighborhoods/newsletters/>

HUD/RAD Resident Rights - <https://www.hud.gov/hud-partners/rad-whatisit>

RAD Handouts - <https://www.hud.gov/hud-partners/rad-public-housing-residents>

Stay tuned for our next redevelopment newsletter, where we'll celebrate the Grand Opening of Morris H. Blum on Friday, April 3, 2026, at 10:00 AM. We look forward to sharing this exciting milestone with you!