



MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council
c/o Natawna Austin, Executive Secretary

From: Alice Kennedy, Housing Commissioner

Date: November 1, 2022

Re: City Council Bill 22-0279 Urban Renewal - Coldstream Homestead Montebello - Amendment ____

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 22-0279 for the purpose of amending the Urban Renewal Plan for Coldstream Homestead Montebello to reauthorize the acquisition of properties within the Project Area; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

Pursuant to Maryland Code, Real Property, § 12-015.1, which was enacted in 2007, authority to acquire property by eminent domain must be renewed after 4 years if it has not been exercised. The City's Urban Renewal Plans (URPs) are the primary source of acquisition authority for various properties in areas where the City is addressing vacant lots and buildings, and encouraging or catalyzing community-based redevelopment efforts. DHCD is the steward for many URPs that would be affected by an expiration of acquisition authority, and is therefore seeking to renew such authority where it is still needed.

If enacted, Council Bill 22-0279 would reauthorize through December 31, 2026 the acquisition authority for the properties identified in the URP. The Coldstream Homestead Montebello URP itself has no expiration date, but with respect to the acquisition authority, DHCD has determined that it still needs to acquire certain properties identified in the URP to complete the revitalization and redevelopment project identified and undertaken in concert with the community.

At its regular meeting of October 13, 2022, the Planning Commission reviewed the bill, voted in favor of adopting the recommendations of its planning staff and recommended that Bill 22-0279 be approved by the City Council.

DHCD **supports** the passage of City Council Bill 22-0279.

AK/sm

cc: Ms. Nina Themelis, *Mayor's Office of Government Relations*