



## MEMORANDUM

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

From: Alice Kennedy, Housing Commissioner

Date: March 29, 2022

### **Re: City Council Bill 22-0209 - Sale of Property – 620 North Caroline Street**

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 22-0209 for the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain property that is located at 620 North Caroline Street (Block 1280, Lot 003) and is no longer needed for public use; and providing for a special effective date.

If enacted, City Council Bill 22-0209 would allow for either the public or private sale of 620 North Caroline Street. The property is included in the Perkins Somerset Oldtown (PSO) Transformation/Choice Neighborhood footprint. In 2018, the Board of Estimates approved a Memorandum of Understanding between DHCD and the Housing Authority of Baltimore City (HABC) to convey approximately 70 City-owned properties located in the PSO Footprint to HABC for redevelopment consistent with the PSO Transformation Plan. 620 North Caroline Street is one of the properties included in the MOU; a sales ordinance is required to provide DHCD with the legal authority to convey the property.

The building is owned by the Mayor and City Council and is presently un-occupied. Previously, it was used by the Health Department to provide services and office space while its new facility on Fayette Street was being constructed. When the Health Department relocated to its new facility the building was no longer needed for public use and became available for conveyance.

HABC has notified DHCD that they have received a development proposal from one of the PSO developers to redevelop the property as lab space and that the project was awarded Historic Tax Credits as part of the funding sources. DHCD supports the building's return to productive use.

The sale of the property would allow the identified developer to restore the existing structure and develop the site. The legislation has no fiscal impact on DHCD and disposition and rehabilitation of the property would benefit the surrounding community and meet revitalization goals of the City at large.

We respectfully request a **favorable** report on Council Bill 22-0209.

*AK/sm*

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