



BALTIMORE HOUSING

STEPHANIE
RAWLINGS-BLAKE
Mayor

PAUL T. GRAZIANO
Executive Director, HABC
Commissioner, HCD

MEMORANDUM

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

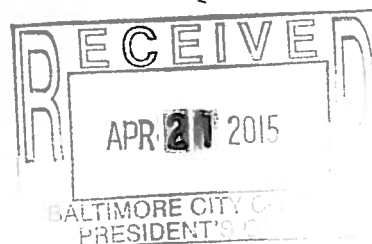
From: Paul T. Graziano, Commissioner

Date: April 21, 2015

Re: **City Council Bill 15-0521 - Poppleton Development District**

The Department of Housing and Community Development (HCD) has reviewed City Council Bill 15-0521, for the purpose of designating a “development district” to be known as the “Poppleton Development District”; providing for and determining various matters in connection with the establishment of the development district; creating a special, tax increment fund for the development district; allocating certain property taxes to that fund; making certain findings and determinations; providing for a special effective date; and generally providing for matters relating to the designation and operation of the development district and the establishment and use of the special, tax increment fund to provide for the payment by or reimbursement to the City for debt service which the City is obligated to pay or has paid (whether such obligation is general or limited) on any special obligation bonds or notes issued by the City in connection with the development district, the replenishment of any reserve fund, and the payment of certain expenses and administrative costs related to the operation of the development district.

If enacted, this bill would establish the Poppleton development Tax Increment Finance (TIF) District to support the revitalization of the Poppleton neighborhood in West Baltimore. The Poppleton neighborhood was identified for development due to its proximity to the University of Maryland Bio Park, the proposed Red Line light rail, and the number of vacant and distressed properties. The TIF District follows the 13.8 acre development site, generally bounded by North Stockton Street to the west, North Amity to the east, West Mulberry Street to the north and west Fairmont to the south. The establishment of the TIF District allows for the creation of a special tax increment fund for the development district into which the revenues and receipts from the increased valuation of real property taxes are deposited. The fund is used to pay debt service on the bonds that will be sold to fund the public infrastructure.



The Poppleton Planned Unit Development (PUD) was approved by the Mayor and City Council in April 2007. Since that time, HCD has been acquiring and clearing property to assemble the site for new construction and the developer has been preparing construction and financial plans for the project. This bill is a companion bill to City Council Bill 15-0523, which would establish the Poppleton Special Taxing District and City Council Bill 15-0522, which would authorize the issuance of special obligations bonds. All three of the City Council Bills would support the development of over 1600 housing units and approximately 52,000 square feet of commercial space in the Poppleton neighborhood. The residential development will include rental housing as well as homeownership.

The Department of Housing and Community Development recommends the passage of City Council Bill 14-0521.

PTG:sd

cc: Ms. Angela Gibson, *Mayor's Office of Government Relations*
Mr. Colin Tarbert, *Deputy Mayor*

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