Leva, Anthony F (City Council)

From:	Ramos, Odette (City Council)
Sent:	Monday, September 15, 2025 12:02 AM
To:	Coldstream Homestead Montebello; Leva, Anthony F (City Council)
Subject:	RE: Opposition to CC 25-0064

Hi Mark

Your email was to Eric Tiso and to me. You did not ask me to submit to the City Council for consideration. I've added the staff to the committee here to add the testimony to the record. Next time please upload to the portal as instructed.

Tony, can you add the testimony below to the record for the above referenced bill.

Thanks

Odette Ramos

Baltimore City Councilwoman
District 14
100 N Holliday Street, Suite 553
Odette.ramos@baltimorecity.gov
410-396-4814
www.odetteramos.com

From: Coldstream Homestead Montebello <chmc.corp@gmail.com>
Sent: Friday, September 12, 2025 5:26 PM
To: Ramos, Odette (City Council) <Odette.Ramos@baltimorecity.gov>
Subject: Fwd: Opposition to CC 25-0064

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Hi Councilperson,

I sent the below CHM opposition email to your attention in August for it to be included in the record.

Ms. Floyd, informed me it has not be formally included.

Would you please have it included.

Thanks,
Mark

---------- Forwarded message ---------
From: **Joan Floyd** <joanlfloyd@hotmail.com>
Date: Fri, Sep 12, 2025, 4:28 PM
Subject: Re: Opposition to CC 25-0064
To: Coldstream Homestead Montebello <chmc.corp@gmail.com>

Mark:

I did see that, but if a separate letter isn't sent in to the City Council committee, your opposition isn't in the record and doesn't go into the bill file.

There is still time to write to the committee on behalf of CHM and to have as many individual property owners as possible send theirs as well.

You can e-mail them to the address for testimony that is listed on the City Council website. Best to do so by Monday if at all possible.

- Joan

From: Coldstream Homestead Montebello <chmc.corp@gmail.com>
Sent: Friday, September 12, 2025 4:22 PM
To: Joan Floyd <joanlfloyd@hotmail.com>
Subject: Fwd: Opposition to CC 25-0064

Hi Ms. Floyd,

Please see below my opposition email I sent in August.

Thanks,
Mark

---------- Forwarded message ---------
From: **Coldstream Homestead Montebello** <chmc.corp@gmail.com>
Date: Wed, Aug 6, 2025, 9:37 PM
Subject: Opposition to CC 25-0064
To: Tiso, Eric <eric.tiso@baltimorecity.gov>, Ramos, Odette (City Council) <Odette.Ramos@baltimorecity.gov>

Dear Planning Commission,

Council Bill 25-0064, which proposes sweeping changes to residential bulk and yard requirements, may be well-intentioned—but in practice, it threatens to recreate the harmful patterns of exploitation that once devastated Baltimore's Black and working-class communities through blockbusting and predatory real estate practices.

By weakening zoning protections in already vulnerable neighborhoods with lower property acquisition costs, the bill opens the door to unchecked investor speculation. It incentivizes real estate

conglomerates to buy up properties for conversion into multi-unit rentals—undermining single-family homeownership and erasing opportunities for minority legacy homeowners to build generational wealth.

While wealthier communities may see minimal impact, underserved neighborhoods will once again absorb the burden: increased displacement, overcrowding, strained infrastructure, loss of green space, and diminished quality of life. This bill does not fix housing inequity—it risks deepening it.

Baltimore needs thoughtful, community-led development—not policies that give powerful investors free rein at the expense of those who have sustained our neighborhoods through decades of disinvestment.

Reject Bill 25-0064. Let's protect legacy homeowners, preserve community character, and ensure equitable growth for all.

Mark Washington, Executive Director CHMCC