




CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

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| TO | The Honorable President and Members of the Baltimore City Council |
| FROM | Alice Kennedy, Housing Commissioner  |
| DATE | September 17, 2024 |
| SUBJECT | 23-0362 In Rem Foreclosure - Scope of Subtitle |

The Honorable President and
Members of the City Council
City Hall, Room 400

9/17/24

Position: Unfavorable

Introduction

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 23-0362 In Rem Foreclosure - Scope of Subtitle for the purpose of amending City Code, Article 28, Subtitle 8.1 {"In Rem Foreclosure - Vacant and Abandoned Property"} to permit a Land Bank Authority of Baltimore City to initiate and participate in certain in rem foreclosure proceedings on behalf of the Mayor and City Council of Baltimore City; and providing for a contingent effective date.

If enacted, City Council Bill 23-0362 would permit a Land Bank Authority of Baltimore City to pursue In Rem Foreclosure as means of acquiring property. If approved by the City Council, this ordinance will take affect upon the enactment of an ordinance establishing a Land Bank Authority of Baltimore City. That legislation is currently proposed under City Council Bill 23-0363 Land Bank Authority.

DHCD Analysis

As DHCD is opposed to the enactment of CCB 23-0363 Land Bank Authority, an ordinance upon which this Bill is predicated, we also oppose CCB 23-0362 In Rem Foreclosure - Scope of Subtitle. In addition to all the reasons for our opposition as outlined within our Bill report for CCB 23-0363, the enactment of this Bill would cause further delays within the Circuit Court process whereby all In Rem Foreclosure relies. Furthermore, as noted by the Law Department's Bill report, this Bill lacks legal sufficiency without direct State authorization.

Conclusion

DHCD respectfully requests an **unfavorable** report on City Council Bill 23-0362.