



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 Karen Randle, *Executive Secretary*

From: Paul T. Graziano, *Commissioner*

Date: September 17, 2010

Re: **City Council Bill 10-0585 - Sale of Property - 1536 North Caroline Street**

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 10-0585, which was introduced 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 1536 North Caroline Street (Block 1125, Lot 032) and is no longer needed for public use.

The subject property is located in the Oliver Urban Renewal Area. The building was constructed before 1920 and has been vacant since 1998. At some point a portion of the roof at the rear collapsed and began to cause damage to the newly renovated adjacent building located at 1538 North Caroline Street. The adjacent owner is a proven investor in the City of Baltimore and is willing to purchase and rehabilitate 1536 North Caroline Street as for sale (low to median income) homeownership. In addition, he has agreed to sign a "Hold Harmless" statement releasing the City from any responsibility for damages incurred.

The City's goal in selling the referenced property is, 1) The sale of this property will save the City the cost of roof repairs in the amount of \$18,000 (eighteen-thousand dollars) in addition to the total cost of damages incurred by the adjacent owner thus far. 2) Sale of the referenced property at fair market value (\$12,000) shall be reduced to sale at assessed value (\$3000) because of the dilapidated condition of the property, damages incurred by the adjacent owner and in lieu of roof repairs. The adjacent owner has agreed to pay the assessed value. 3) Redevelopment of this site is consistent with the standards and controls established by the community Urban Renewal Plan, the Department of Planning and the Department of Housing and Community Development.

The Department of Housing and Community Development supports the adoption of City Council Bill 10-0582 and concurs with the Planning Commission's proposed technical amendment.

PTG:pmd

cc: Ms. Angela Gibson, *Mayor's Office of Government Relations*
Ms. Diane Hutchins, *Mayor's Office of Government Relations*
Ms. Kaliopé Parthemos, *Deputy Mayor*

