



# MEMORANDUM

STEPHANIE  
RAWLINGS-BLAKE,  
Mayor

PAUL T. GRAZIANO,  
Executive Director, HAHC  
Commissioner, HCD

To: The Honorable President and Members of the Baltimore City Council  
c/o Karen Randle, *Executive Secretary*

From: Paul T. Graziano, *Commissioner, Department of Housing and Community Development*

Date: June 27, 2013

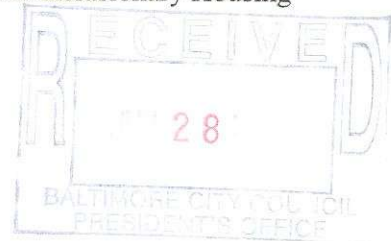
Re: **City Council Bill 13-0232 – Harbor Point Development District – Amending Ordinance 10-401**

The Department of Housing and Community Development (HCD) has reviewed City Council Bill 13-0232, which was introduced for the purpose of enlarging the boundaries of the development district known as the “Harbor Point Development District” by including additional properties and revising Exhibit 1 to include such additional properties.

This bill, along with companion legislation, City Council Bills 13-0233 and 13-0234, are related to the area known as Harbor Point, which is located between the Fells Point neighborhood and the Harbor East neighborhood of Baltimore City. Specifically, this bill would amend OR 10-401, which created the Harbor Point Development District to enlarge the boundaries and add the following additional properties to the Development District: Ward 03, Section 07, Block 1825, Lot 003. The following additional properties have been assigned new block and lot numbers due to a subdivision action, the land area of which was already included in the Development District: BLOCK 1817, Lots 010 and 010A; Block 1816, Lot 001A; and Block 1815, Lots 001 and 002, while making other changes to the provisions regarding the original assessable base and the assessable base as impacted by the amendment.

It is the understanding of the Department of Housing and Community Development that the adoption of these three City Council Bills, along with a fourth bill relating to the planned unit development—City Council Bill 13-0195—will allow the area located in the Harbor Point Planned Unit Development (PUD) to be developed into a 3.02 million sq.ft. master planned, mixed-use community.

Finally, HCD notes that, pursuant to Article 13, § 2B-21(a) of the Baltimore City Code, every qualifying major public subsidy—which is defined to include tax increment financing (TIF) monies—used in conjunction with the construction of a qualifying residential housing project—one containing 30 or more residential units—triggers an analysis under the “Inclusionary Housing Requirements” of Art. 13, § 2B of the Baltimore City Code. As a TIF has been proposed for this project, HCD has been working in conjunction with the Baltimore Development Corporation (BDC) in BDC’s negotiations with the property owner regarding the Inclusionary Housing Requirements. It is expected that housing units will be developed on this site over multiple phases. As such, HCD will conduct the Inclusionary Housing analysis review as each phase is proposed.



The Department of Housing and Community Development supports the adoption of City Council Bill 13-0232.

PTG:nb

cc: Ms. Angela Gibson, *Mayor's Office of Government Relations*  
Ms. Kaliope Parthemos, *Deputy Chief, Economic Development*