



MEMORANDUM

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

From: Alice Kennedy, Housing Commissioner

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Date: May 4, 2023

Re: City Council Bill 23-0371 Zoning - Conditional Use - Residential-Care Facility (Age-Restricted) - 201 Homeland Avenue and a Portion of Block 5027, Lot 003

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 23-0371 for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a residential-care facility (age-restricted) with 171 units on the property known as 201 Homeland Avenue (Block 5027, Lot 005) and a portion of Block 5027, Lot 003, as outlined in red on the accompanying plat; providing for a certain contingency; providing for a special effective date.

If enacted, City Council Bill 23-0371 would allow the applicant to operate a 171 unit residential-care facility on the property known as 201 Homeland Avenue. This Bill is a companion Bill to *CCB 23-0370 Zoning - Use Regulation - Residential-Care Facilities (Age -Restricted)*. Which would allow Residential-Care Facilities (Age-Restricted) by Ordinance in all EC-2 Zoning Districts.

At its regular meeting of April 27, 2023, the Planning Commission concurred with the recommendation of its departmental staff and recommended that City Council Bill 23-0371 be amended to specify that the development plans return to the Planning Commission for approval, and approved by the City Council. The conditional use of a portion of 201 Homeland Avenue is compatible with the use mix allowed in the EC-2 Zoning District, as a residential use as well as for the potential for educational connections, particularly with the School of Nursing, School of Pharmacy, and Occupational Therapy Doctorate programs offered by College of Notre Dame of Maryland University.

201 Homeland Avenue is not located within any of DHCD's Impact Investment Areas or Community Development Zones. The operation of a Residential-Care Facility (age restricted) at this location and the potential for the expansion of this use city-wide through companion legislation, may allow individuals 62 years old or older to access supportive housing in communities and Districts that might not otherwise be available and help support inclusive housing opportunities for seniors across the City.

DHCD **supports** the passage of City Council Bill 23-0371.



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cc: Ms. Themelis, Nina, *Mayor's Office of Government Relations*