



**BALTIMORE
HOUSING**

SHEILA DIXON
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 8, 2009

Re: **City Council Bill 09-0364 - Sale of Property - 3322½-3328½ Woodland Avenue, 3400-3404 Woodland Avenue, 4410 Pall Mall Road, and 4309-4311 Pimlico Road, and 4500-4504 Pimlico Road**

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 09-0364, 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 properties known as 3322½-3328½ Woodland Avenue, 3400-3404 Woodland Avenue, 4410 Pall Mall Road, 4309-4311 Pimlico Road, and 4500-4504 Pimlico Road and are no longer needed for public use.

City Council Bill 09-0364 would authorize the sale of several properties collectively referred to as the "Byrd" properties (the name of the deceased former owner) which were acquired at HUD foreclosure auctions. Each of these former apartment buildings was a blighting influence on their surrounding community, particularly the Pall Mall apartments, which became notoriously known as the "Ranch" due to its lawless environment. All structures have since been razed leaving only vacant lots ready for redevelopment.

Once the sales ordinances have been approved, DHCD will dispose of the properties in accordance with the terms of the Contract of Sale with HUD. It is anticipated that separate RFP/RFQ's will be issued for each property and all of the RFP/RFQ's will require residential use and mixed-income developments.

The Department of Housing and Community Development supports the adoption of City Council Bill 09-0364.

PTG:pmd

cc: Ms. Angela Gibson
Ms. Diane Hutchins
Mr. Andrew Frank

