


FROM	NAME & TITLE	GARY W. COLE, ACTING DIRECTOR <i>G.W. Cole</i>	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 th FLOOR		
	SUBJECT	CITY COUNCIL BILL #09-0263- TAX CREDITS-HISTORIC RESTORATIONS AND REHABILITATIONS		

TO

DATE:
February 6, 2009

The Honorable President and
 Members of the City Council
 City Hall, Room 400
 100 N. Holliday Street

At its regular meeting of February 5, 2009, the Planning Commission considered City Council Bill #09-0263 for the purpose of extending the period within which applications may be accepted for the tax credit for historic restorations and rehabilitations; and providing for a special effective date.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended approval of City Council Bill #09-0263 and adopted the following resolution, eight members being present (eight in favor).

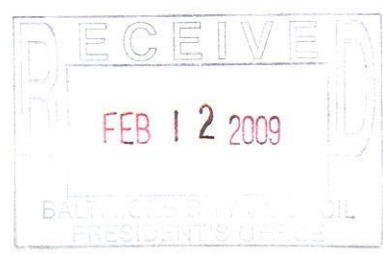
RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #09-0263 be passed by the City Council.

If you have any questions, please contact Mr. Wolde Ararsa, Acting Division Chief for Land Use and Urban Design at 410-396-4488.

GWC/ttl

cc:

- Mr. Andy Frank, Deputy Mayor
- Mr. Demuane Millard, Chief of Staff
- Ms. Angela Gibson, Mayor's Office
- The Honorable "Rikki" Spector, City Council Commission Representative
- Ms. Nikol Nabors-Jackson, DHCD
- Ms. Deepa Bhattacharyya, Law Department
- Mr. Larry Greene, Councilmanic Services
- Ms. Kathleen Kotarba, Div. Chief for HAP
- Mr. David Tanner, BMZA
- Mr. Geoffrey Veale, Zoning Enforcement



PLANNING COMMISSION

STAFF REPORT

February 5, 2009

REQUEST: City Council Bill #09-0263/Tax Credits – Historic Restorations and Rehabilitations

For the purpose of extending the period within which applications may be accepted for the tax credit for historic restorations and rehabilitations; and providing for a special effective date (February 28, 2014).

RECOMMENDATION: Approval

STAFF: Kathleen Kotarba and Brigitte Fessenden

PETITIONER: Administration – Commission for Historical and Architectural Preservation (CHAP)

OWNERS: Various

SITE/ GENERAL AREA

Citywide (72 eligible historic districts, as well as designated Landmark buildings)

HISTORY

- Ordinance # 95-668, approved December 4, 1995 - for the purpose of providing a property tax credit for certain historic properties, to help preserve Baltimore's neighborhoods by encouraging home and business owners to make special efforts to restore or rehabilitate historic buildings
- Ordinance # 97-183, approved August 5, 1997, amending the existing legislation to require the approval of the Department of Finance for projects over \$ 3.5 million
- Ordinance # 00-103, approved December 4, 2000, extending the application deadline to January 3, 2006
- Ordinance # 07-597, approved May 29, 2007, extending the application deadline to February 28, 2009

CONFORMITY TO PLANS

This program is in conformance with the Baltimore City Comprehensive Master Plan with respect to LIVE Goal #1: Build human and social capital by strengthening neighborhoods; Goal #2: Elevate the design and quality of the City's built environment and to EARN Goal #1: Strengthen identified growth sectors, Objective #1 – Retain and

attract business in all growth sectors, by returning underutilized buildings to productive use, and to PLAY Goal #1: Enhance the enjoyment, appreciation and stewardship of Baltimore's historical and cultural resources.

ANALYSIS

City Council Bill #09-0263 is designed to encourage the restoration and rehabilitation of historic properties to the highest quality standards, and to increase livability and attractiveness in our City's neighborhoods. The historic tax credit is granted on the assessment increase directly resulting from qualifying restoration work, and is fully transferable to a new owner if the property is sold before its ten year credit life. It is administered by the Commission for Historical and Architectural Preservation (CHAP) through the Historical and Architectural Preservation Division of the Department of Planning.

This program has made it possible for residential as well as commercial property owners to undertake comprehensive rehabilitation projects that significantly contribute to the character and quality of life of our historic districts and their communities in general, by not only encouraging investing in our historic districts, but also ensuring quality in design and material. Both affluent and less affluent historic districts have benefited from this program, which is utilized throughout a wide cross section of neighborhoods, from Mount Vernon to Old West Baltimore, from Dickeyville to Canton, and many more, just to name a few. To date approximately \$400 million have been invested in such districts and individually designated landmarks.

A total of approximately 1500 properties have been certified or are in the process of being certified upon project completion.

Staff notified representatives from the city's historic district, preservation organizations, and various interested parties of the Planning Commission's considerations of CCB#09-0263.



Gary W. Cole
Acting Director