



## MEMORANDUM

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

From: Alice Kennedy, Housing Commissioner

AK

Date: May 4, 2023

### **Re: City Council Bill 23-0370 Zoning - Use Regulation - Residential-Care Facilities (Age-Restricted)**

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 23-0370 for the purpose of permitting certain residential-care facilities in the EC-2 Zoning District as a conditional use requiring approval by Ordinance of the Mayor and City Council; and providing for a special effective date.

If enacted, City Council Bill 23-0370 would permit certain residential-care facilities in the EC-2 Zoning District as a conditional use. Residential-Care Facilities are not presently permitted in the EC-2 zoning District. This use would require approval by an Ordinance of the Mayor and City Council. This change would affect ALL EC-2 Zoning Districts. This Bill is a companion Bill to *CCB 23-0371 Zoning - Conditional Use - Residential-Care Facility (Age-Restricted) - 201 Homeland Avenue and a Portion of Block 5027, Lot 003*.

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 23-0370 be approved by the City Council. Staff noted in their report that the addition of Residential-Care Facility (Age-Restricted) as a land use in the EC-2 district is compatible with the use mix allowed in the district, as a residential use as well as for the potential for educational connections.

The EC-2 Zoning District already allows for other conditional compatible uses that fit with educational purposes, subject to BMZA approval. Permitting Residential-Care Facilities in all EC-2 zoning districts by Ordinance 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 23-0370.

AK/sm

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

**Brandon M. Scott**, Mayor • **Alice Kennedy**, Housing Commissioner

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