



**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: August 6, 2009

Re: **City Council Bill 09-0332 Zoning - Conditional Use Housing for the Elderly - 3020-3026 Garrison Boulevard and 3801 and 3803 Bonner Road**

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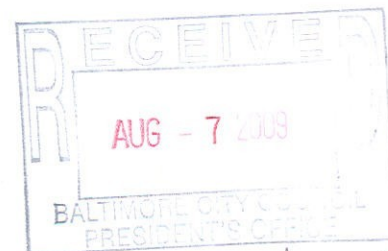
The Department of Housing and Community Development has reviewed City Council Bill 09-0332, which was introduced for the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of housing for the elderly on the properties known as 3020-3026 Garrison Boulevard and 3801 and 3803 Bonner Road.

The proposed ordinance would authorize the construction and operation of an elderly housing building. The project is a joint venture of Enterprise Housing, Bon Secours, and Wayland Baptist Church. The applicants intend to consolidate several lots in order to construct a four story building that will contain 90 units for senior and other residents. The units will be affordable for those tenants at or below 60% of the area medium income. According to representatives of the developer, the building will have 14 units available for non-elderly disabled tenants in order to comply with the terms of the Bailey Consent Decree. Additionally, the applicant has been informed that, upon applying for a construction permit, they must show that the building will meet the equivalent of a LEED silver designation as required by green building requirements.

The Department of Housing and Community Development supports the adoption of City Council Bill 09-0332 and defers to the report of the Planning Commission for further comment.

PTG:pmd

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



*F/Comment*

