


F R O M	Name & Title	Walter Horton Real Estate Officer	CITY OF BALTIMORE MEMO	
	Agency Name & Address	Department of Real Estate 304 City Hall		
	Subject	City Council Bill 011-0650 Sale of Property- 60—603, 621, 701, 709, 750,801, and 810 McCabe Ave.		

To: Honorable President and Members
of the City Council
c/o Karen Randle
Mayor's Legislative Liaison to the City Council
400 City Halls

Date: October 06, 2011

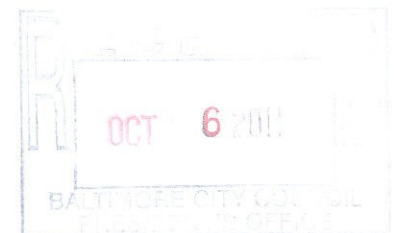
As requested, we have reviewed the subject bill, which, if approved, would authorize the Mayor and City Council to sell, at either public or private sale, all its interest in certain properties known as 601-603, 621,701, 709, 750, 801, and 810 McCabe Avenue and no longer needed for public use, and providing for a special effective date.

The subject consists of a total of 7 residential/townhouse lots located in the 600-800 blocks of McCabe Avenue, part of the Winston-Govans section of Baltimore City. The R-06 zoned lots are located east of York Road and are improved with vacant townhouse and semi-detached dwellings. The surrounding neighborhood is predominantly residential in nature, with detached, semi-detached and townhouse dwellings, in varied states of repair.

The properties are located in an area covered under the York Road Community Strategic Neighborhood Action Plan, which was approved by the City Planning Commission in February, 2006. One of the objectives of the plan is the redevelopment of vacant properties in the neighborhood. Information provided by the Planning Commission indicates that there are several developers interested in renovating houses in the neighborhood. The Department of Housing and Community Development plans to sell the properties to Chesapeake Habitat for Humanity. This organization proposes to provide affordable, for sale homes in the neighborhood using their "sweat equity" home rehabilitation model.

Based on the above, the Department of Real Estate has no objections to the passage to City Council Bill 011-0650, which is to take effect on the date it is enacted.

MFS, Jr.
cc: Angela Gibson



MFS