



MEMORANDUM

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

From: Alice Kennedy, Housing Commissioner

Date: March 12th, 2024

Re: Council Bill 22-0301 Sale of Property - 844 Roundview Road

Introduction

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 22-0301 Sale of Property - 844 Roundview Road 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 property that is located at 844 Roundview Road (Block 7622; Lot 002) and is no longer needed for public use; and providing for a special effective date.

If approved, City Council Bill 22-0301 would authorize the City to sell all its interest in the property that is located at 844 Roundview Road amounting to approximately 5.105 acres. The site in reference is improved by the former Patapsco Elementary/Middle School which maintains approximately 77,738 square feet of interior space. If approved, this ordinance would go into effect the day it is enacted.

DHCD Analysis

DHCD understands that the City is proposing to sell this 5.1-acre parcel to the Cherry Hill Development Corporation for residential development that will serve households with incomes up to 80% of the Baltimore area median income. The proposed project will offer approximately 120 1, 2, and 3-bedroom apartments. The Land Disposition Agreement (LDA) is subject to passage of 22-0301 which is necessary to move this project forward with the demolition of the existing school building and the construction of a 125,500 square foot mixed-use building. The creation of affordable housing is consistent with the objectives of DHCD and we support the purposeful re-use of City owned property.

The property does not lie within any of DHCD's Impact Investment Areas or Community Development Zones but is located within a Streamlined Code Enforcement Area. Given the potential benefits to the Cherry Hill community from the development of new mixed income housing, DHCD supports the disposition of the property, as the site is no longer needed for public use.

Conclusion

DHCD respectfully requests a **favorable** report on City Council Bill 22-0301.

AK/sm

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