



## MEMORANDUM

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

From: Alice Kennedy, Housing Commissioner

Date: February 13<sup>th</sup>, 2024

**Re: Council Bill 24-0474 Acquisition of Property – Block 6990, Lots 1 – 7, and Block 6991, Lots 1 – 26, and the bed of Woodhouse Avenue**

### Introduction

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 24-0474 for the purpose of authorizing the Mayor and City Council of Baltimore to acquire, by purchase or condemnation, the fee simple or other interests in certain property known as Block 6990, Lots 1 through 7, and Block 6991, Lots 1 through 26, and the bed of Woodhouse Avenue needed for the purpose of laying out or extending a public road and the widening of Ralls Avenue as shown on Plat 240-A-56-A in the Office of the Department of Transportation; and providing for a special effective date.

If approved by the City Council, this bill would allow the City to acquire, by purchase or condemnation, several properties and the bed of Woodhouse Avenue all located within Holabird Industrial Park. These acquisitions are for the purpose of laying out or extending a public road and the widening of Ralls Avenue to connect Dundalk's Center Place to Broening Highway. If this bill is approved it will become effective the day it is enacted.

### DHCD Analysis

The acquisition of Block 6990, Lots 1 through 7, and Block 6991, Lots 1 through 26, and the bed of Woodhouse Avenue would extend the road known as Center Place would provide a direct vehicular connection from Baltimore County's Main Street Commercial District in Dundalk to Broening Highway in Baltimore City. In addition to potentially benefiting the historic Main Street in Dundalk, this new connection would also fulfill commitments to improving the quality of life for Baltimore City residents in St. Helena by diverting truck traffic and eliminating heavy commercial use adjacent to this neighborhood.

The subject properties are not located within any of DHCD's Impact Investment Areas, Community Development Zones, or Streamlined Code Enforcement Areas. As all of these sites are located within an industrial area, there is a low likelihood of negative impacts to any nearby

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residents. The Bill does not have an operational or fiscal impact on DHCD and the acquisition and repurposing of the properties would not endanger public health, safety or welfare.

## Conclusion

DHCD respectfully requests a **favorable** report on City Council Bill 24-0474.

*AK/jw*

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