




CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Alice Kennedy, Housing Commissioner 
DATE	March 26, 2024
SUBJECT	24-0493 Sale of Property - 1807 Harlem Avenue

The Honorable President and
Members of the City Council
City Hall, Room 400

3/26/24

Position: Favorable

Introduction

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 24-0493 Sale of Property - 1807 Harlem Avenue 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 1807 Harlem Avenue (Block 0108, Lot 030) and is no longer needed for public use; and providing for a special effective date.

If approved by the City Council, this ordinance would authorize the Mayor and City Council of Baltimore to sell, either publicly or privately, all its interest in the property located at 1807 Harlem Avenue amounting to approximately 1.22 acres. If approved, this ordinance would become effective the day it is enacted.

DHCD Analysis

DHCD strategically acquires, manages, and disposes of real property to create housing and economic development opportunities for Baltimore's neighborhoods. DHCD's Development Division is tasked with disposing of City owned real property on behalf of the Mayor and City Council of Baltimore City.

DHCD uses RFP's to seek developers or development teams for large scale projects that require extensive experience in urban revitalization initiatives, a proven track record of community partnerships, and the financial and organizational capacity to successfully implement and complete redevelopment projects within a timely period.

The Department of Planning coordinates with City agencies such as DHCD for the disposition of Baltimore City Schools. As part of the 21st Century Schools Initiative, Baltimore City Schools are required to surplus 26 school buildings owned by the Mayor and City Council over the next 10 years to determine re-use of each site. Resulting from this process, DHCD's Development Division issued a public RFP for 1807 Harlem Avenue in 2022 and the property was awarded to Little Flowers Early Childhood and Development Center, Inc.

Located in Harlem Park, the site in reference is improved by a 2-story building formerly known as Harriet Tubman Elementary School, and later as the Roots and Branches Charter School, which maintains approximately 50,188 square feet of interior space. The school was built in 1976 and constructed of concrete masonry and a steel-framed roof. The property also includes a small parking area, playground, basketball court, cafeteria, kitchen, onsite garden, and classrooms.

This sale has the potential to compliment the residential development happening in the 1500-1600 block of Edmondson Avenue, the 500 block of N. Gilmore Street and the 500 block of N. Mount Street. Additionally, the neighborhood associations of Harlem Park and nearby Sandtown-Winchester are actively updating their neighborhood Master Plans with goals of strengthening occupancy and energizing both neighborhoods. 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 the passage of City Council Bill 24-0493.