



# MEMORANDUM

STEPHANIE  
RAWLINGS-BLAKE,  
Mayor

PAUL T. GRAZIANO,  
Executive Director, HABC  
Commissioner, HCD

To: The Honorable President and Members of the Baltimore City Council  
c/o Karen Randle, *Executive Secretary*

From: Paul T. Graziano, *Commissioner*

Date: April 21, 2014

Re: **City Council Bill 14 - 0336**

The Department of Housing and Community Development (HCD) has reviewed City Council Bill 14-0336, which was introduced for the purpose of specifying that the conversion of 1- or 2-family dwellings for use by additional families must conform with the applicable principal-permitted-use bulk regulations for the district in which the building is located; clarifying that this conversion authority does not apply to districts in which only single-family dwellings are allowed; and generally relating to the conversion of buildings for use by additional families.

City Council Bill 14-0336, if approved, would clarify the standards that must be used in determining the ability to convert 1- or 2-family dwellings to additional dwelling units. More importantly, it would allow the City to continue to encourage adaptive reuse of large older dwellings which are no longer marketable because of the reduction in the size of the average household.

The Department of Housing and Community Development supports the adoption of City Council Bill 14-0336.

PTG:sd

cc: Ms. Angela Gibson, *Mayor's Office of Government Relations*  
Ms. Kaliopé Parthemos, *Deputy Chief*

