



MEMORANDUM

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

From: Alice Kennedy, Housing Commissioner

Date: October 17, 2022

Re: City Council Bill 22-0271 - Sale of Property – 1101 Winston Avenue

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 22-0271 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 1101 Winston Avenue (Block 5188; Lot 004) and is no longer needed for public use; and providing for a special effective date.

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 financial and organizational capacity to successfully implement and complete complex redevelopment projects within a timely period.

If enacted, City Council Bill 22-0271 would allow for either the public or private sale of 1101 Winston Avenue. The property is estimated at 7.2 acres and is located in the Kenilworth Park neighborhood in the 4th District. The property is zoned R-5. The site includes a one-building unit, former design school, with three stories that include 10 parking spaces in an open lot, a playground, lobby area, locker rooms, kitchen, auditorium, offices, and a small and standard-size gymnasium.

The 2021 RFP for 1101 Winston Avenue is in the "best and final round" with GEDCO Sommerset and Winston Community Partners. We anticipate an award recommendation to the Housing Commissioner in early November 2022. During the interviews with both respondents, DHCD has asked for details on the homeownership outcomes and the inclusion of any affordable housing opportunities.

DHCD supports the Administration's disposition of the property as the site is no longer needed for public use.



We respectfully request a **favorable** report on Council Bill 22-0271.

AK/sm

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