


TJS

FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 TH FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CCB #14-0335/Newly Constructed Dwellings – Property Tax Credit - Reauthorization		

TO

The Honorable President and
Members of the City Council
City Hall, Room 400
100 North Holliday Street

DATE: April 21, 2014

At its regular meeting of April 17, 2014, the Planning Commission considered City Council Bill #14-0335, for the purpose of reauthorizing and extending for a certain period the property tax credit for newly constructed dwellings; and generally relating to a property tax credit for newly constructed dwellings.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #14-0335, and adopted the following resolution, nine members being present (nine in favor):

RESOLVED, That the Planning Commission concurs with the recommendation of its Departmental staff, and recommends that City Council Bill #13-0335 be passed by the City Council.

If you have any questions, please contact Mr. Wolde Ararsa, Division Chief, Land Use and Urban Design Division at 410-396-4488.

TJS/WA/aeh

Attachment

- Cc: Ms. Kaliopé Parthemos, Deputy Chief for Economic and Neighborhood Development
 Mr. Alex Sanchez, Chief of Staff
 Ms. Angela Gibson, Mayor's Office
 The Honorable Rochelle "Rikki" Spector, Council Rep. to Planning Commission
 Mr. David Tanner, BMZA
 Mr. Geoffrey Veale, Zoning Administration
 Ms. Sharon Daboin, DHCD
 Ms. Barbara Zektick, DOT
 Ms. Elena DiPietro, Law Dept.
 Ms. Karen Randle, Council Services



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

April 17, 2014

REQUEST: City Council Bill #14-0335/ Newly Constructed Dwellings – Property Tax Credit - Reauthorization

For the purpose of reauthorizing and extending for a certain period the property tax credit for newly constructed dwellings; and generally relating to a property tax credit for newly constructed dwellings.

RECOMMENDATION: Approval

STAFF: Alexandra Hoffman

PETITIONER: Councilman Henry (Fourth District)

BACKGROUND & ANALYSIS

City Council Bill #14-0335/ Newly Constructed Dwellings – Property Tax Credit – Reauthorization extends the termination date of the existing tax credit program for owners of certain newly constructed dwellings from June 30, 2014 to June 30, 2019.

This tax credit program has been an effective tool to support investment in residential communities throughout the City of Baltimore, supporting diversity of housing types, homeownership opportunities and attracting new residents. Since last reauthorized in 2009, 1,594 newly constructed dwellings have been created using the tax program through March, 2013.

Conformity to Comprehensive Master Plan: This City Council Bill is compatible with the Comprehensive Master Plan for Baltimore City, specifically LIVE; Goal 1: Build Human and Social Capital by Strengthening Neighborhoods; Objective 1: Expand Housing Choices for all Residents; Objective 5: Increase the City's Population by 10,000 Households in 6 Years.

Community Notification: The Baltimore Development Workgroup, the Home Builders Association of Maryland and all the associations included in the Community Association Directory maintained by the Department of Planning have been notified of the requested action.

Thomas J. Stosur
Director