



BALTIMORE CITY COUNCIL COMMITTEE OF THE WHOLE

Mission Statement

On behalf of the Citizens of Baltimore City, the mission of the Committee of the Whole is to meet, discuss and study matters that have particular interest to the city as a whole and its citizens.

**Nick Mosby
President**

PUBLIC HEARING

**MONDAY, DECEMBER 20, 2021
5:00 P.M.
VIRTUAL WEBEX MEETING**

**CC21-0172
Baltimore City Legacy Residents - Urban Homesteading
Program**

TO BE TELEVISED LIVE ON CHARMTV25

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RULES AND LEGISLATIVE OVERSIGHT (OVERSIGHT)

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BILL SYNOPSIS

Committee: Committee of the Whole

Bill CC21-0172

Baltimore City Legacy Residents - Urban Homesteading Program

Sponsor: *President Mosby **

Introduced: *November 15, 2021*

Purpose:

For the purpose of revitalizing Baltimore's neighborhoods by reviving the Baltimore City Urban Homesteading Program for legacy residents; establishing the Program; specifying criteria for Program participants; creating Program procedures; defining certain terms; and generally related to the Baltimore City Urban Homesteading Program.

Effective: Takes effect (30) thirty days after the date of enactment. It shall remain in effect until December 31, 2025; and immediately after that date, with no further action by the Mayor or City Council, this Ordinance will be nullified and no further action to take place.

Agency Reports

Department of Law
Department of Finance
Department of Housing and Community Development
Mayor's Office of Children and Family Success
Mayor's Office of Recovery Programs
Department of Real Estate.

Analysis

Current Law

Article 13 - Housing and Urban Renewal, Section(s) 2C-1 through 2C-8, to be under the new subtitle designation, "Subtitle 2C. Baltimore City Urban Homesteading Program"
Baltimore City Code (Edition 2000)

City Council Bill 21-0172 was introduced on November 15, 2021 by City Council President Nick Mosby. It speaks to the revival of the dollar house program in historically redlined communities of Baltimore City. The Bill, Baltimore City Legacy Residents – Urban Homesteading Program, will allow city residents to lease for two years, at a cost of \$1.00, a vacant home owned by the city in a designated area. The perspective buyer will rent the property and within two years make necessary improvements to the home. If after two years the buyer has met all the requirements, which includes a home inspection of all the repairs, the home will be transferred to the buyer.

According to various reports, a registry would be created listing properties that are eligible for leasing. To qualify, the home, itself, would have to be repairable as well as sellable. As stated earlier, these dilapidated houses would be located in designated neighborhoods that city housing officials have characterized as snubbed by developers and investors, or historically redlined. Neighborhoods that qualified would need to have resources that are ideal for revitalization, such as public markets, transit-oriented corridors and future development activity.

To qualify for a vacant dwelling, the perspective buyer must to be a “legacy resident” of Baltimore, which means residing in the city for 15 consecutive years, or had been a resident for 15 years, but relocated due to foreclosure. The lessee must be a first-time homebuyer and has the financial capacity to cover all repairs to the home. In addition, City employees will qualify for the Homesteading Program after 5 years as a City employee regardless of their residential status in the city.

Additional Information

Fiscal Note: Not Available

Information Source(s): The Baltimore Sun, Morning Edition, November 15th.

Analysis by: Larry E. Greene
Analysis Date: December 10, 2021

Direct Inquiries to: 410-396-7215

**CITY OF BALTIMORE
COUNCIL BILL 21-0172
(First Reader)**

Introduced by: President Mosby, Councilmembers Middleton, Stokes, McCray, Conway,
Schleifer, Costello, Glover, Ramos, Bullock

Introduced and read first time: November 15, 2021

Assigned to: Committee of the Whole

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Finance, Department of
Housing and Community Development, Mayor’s Office of Children and Family Success,
Department of Real Estate, Mayor’s Office of Recovery Programs

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Baltimore City Legacy Residents – Urban Homesteading Program**

3 FOR the purpose of revitalizing Baltimore’s neighborhoods by reviving the Baltimore City Urban
4 Homesteading Program for legacy residents; establishing the Program; specifying criteria for
5 Program participants; creating Program procedures; defining certain terms; and generally
6 related to the Baltimore City Urban Homesteading Program.

7 BY adding to

8 Article 13 - Housing and Urban Renewal
9 Section(s) 2C-1 through 2C-8, to be under the new subtitle designation,
10 “Subtitle 2C. Baltimore City Urban Homesteading Program”
11 Baltimore City Code
12 (Edition 2000)

13 **Recitals**

14 **Whereas**, Baltimore City has an insidious history of uprooting Black families from their
15 homes and their communities, beginning with the trade of enslaved people, which separated
16 families and violently displaced tens of thousands of Black Marylanders;

17 **Whereas**, in 1866, Baltimore became the site of a branch of the Freedman’s Savings and
18 Trust Company, a financial institution created to assist Black families with their finances at the
19 end of the Civil War that was ultimately closed due to rampant fraud and abuse;

20 **Whereas**, Baltimore City was the home of the United States’ first racial zoning policy,
21 “redlining”, which denied Black neighborhoods access to private financial capital, further
22 displacing Black families in Baltimore City and keeping them from building generational wealth;

23 **Whereas**, a 2018 National Community Reinvestment Coalition study found that the majority
24 of neighborhoods that were subject to redlining from 1935 to 1939 are now low-to-moderate
25 income communities, and they continue to experience persistent economic inequality and
26 residential segregation;

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

Council Bill 21-0172

1 **Whereas**, from 1951 to 1975, urban renewal projects in Baltimore City displaced 10,599
2 Black households, stripping them of homeownership;

3 **Whereas**, in the 2000's, Baltimore City's Black families were disproportionately targeted by
4 sub-prime mortgage lenders selling adjustable rate mortgages, which, when the Great Recession
5 began, reset interest rates to a level far exceeding home buyers' expectations, causing mass
6 defaults and foreclosures, resulting in Black families losing their homes at rates higher than
7 White families;

8 **Whereas**, in 2012, Wells Fargo Bank agreed to pay a settlement of \$175 million in response
9 to claims that it disproportionately targeted Black households for sub-prime mortgage lending,
10 \$7.5 million of which went to families in Baltimore City;

11 **Whereas**, from 2007 to 2017, the homeownership rate in Baltimore City fell from 51% to
12 47%, and the rate at which Black families owned homes sank to 42%;

13 **Whereas**, approximately 10,000 Black families in Baltimore City continue to be displaced
14 every year due to foreclosures and rental evictions; and

15 **Whereas**, the above history of uprooting Black families gives purpose to the substance of
16 this Ordinance: establishing pathways to homeownership for legacy residents in historically
17 redlined communities; addressing homeownership inequalities among Black families; retaining
18 long-term residents of Baltimore City; and correcting the institutional racism created by redlining
19 policies.

20 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE**, That the
21 Laws of Baltimore City read as follows:

Baltimore City Code

Article 13. Housing and Urban Renewal

SUBTITLE 2C. BALTIMORE CITY URBAN HOMESTEADING PILOT PROGRAM

§ 2C-1. DEFINITIONS.

27 (A) *IN GENERAL*.

28 IN THIS SUBTITLE, THE FOLLOWING WORDS HAVE THE MEANINGS INDICATED.

29 (B) *DEPARTMENT*.

30 “DEPARTMENT” MEANS THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT.

31 (C) *ESCROW ACCOUNT*.

32 “ESCROW ACCOUNT” MEANS A FINANCIAL INSTRUMENT WHEREBY TWO OR MORE PARTIES
33 INVOLVED IN A LEGAL TRANSACTION DEPOSIT ASSETS, DOCUMENTS, OR MONEY WITH AN
34 INDEPENDENT THIRD PARTY, WHO DELIVERS THE ASSETS, DOCUMENTS, OR MONEY TO A
35 NAMED BENEFICIARY UNDER SPECIFIED CIRCUMSTANCES.

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1 (D) *FIRST TIME HOMEBUYER.*

2 (1) *IN GENERAL.*

3 “FIRST TIME HOMEBUYER” MEANS AN INDIVIDUAL WHO:

4 (I) HAS HAD NO OWNERSHIP INTEREST IN THE INDIVIDUAL’S PRINCIPAL RESIDENCE
5 DURING THE 15-YEAR PERIOD PRIOR TO JUNE 30, 2022; OR

6 (II) AS PART OF A DIVORCE PROCEEDING, SURRENDERED AN OWNERSHIP INTEREST
7 IN THE INDIVIDUAL’S PRINCIPAL RESIDENCE AT LEAST 3 YEARS PRIOR TO JUNE
8 30, 2022.

9 (2) *INCLUSION.*

10 “FIRST TIME HOMEBUYER” INCLUDES THE SPOUSE OF AN INDIVIDUAL DESCRIBED IN
11 PARAGRAPH (1) OF THIS SUBSECTION.

12 (E) *LEGACY RESIDENT.*

13 “LEGACY RESIDENT” MEANS AN INDIVIDUAL WHO RESIDED IN BALTIMORE CITY FOR:

14 (1) A PERIOD OF 15 CONTINUOUS YEARS PRIOR TO JUNE 30, 2022; OR

15 (2) AT LEAST 15 CONTINUOUS YEARS BEFORE MOVING OUT OF BALTIMORE CITY
16 SUBSEQUENT TO A FORECLOSURE, SHORT SALE, OR DEED IN LIEU OF FORECLOSURE
17 ON A HOME THAT:

18 (I) WAS THE RESIDENT’S PRINCIPAL RESIDENCE FOR THOSE 15 YEARS; AND

19 (II) WAS PURCHASED OR REFINANCED DURING THE PERIOD BEGINNING ON
20 JANUARY 1, 2001 AND ENDING ON DECEMBER 31, 2008.

21 (F) *PARTICIPANT.*

22 “PARTICIPANT” MEANS AN INDIVIDUAL WHOSE APPLICATION FOR A PROPERTY ON THE
23 PROPERTY REGISTRY HAS BEEN APPROVED BY THE DEPARTMENT.

24 (G) *PRINCIPAL RESIDENCE.*

25 “PRINCIPAL RESIDENCE” MEANS THE ONE LOCATION WHERE AN INDIVIDUAL REGULARLY
26 RESIDES AND IS THE LOCATION DESIGNATED BY THE INDIVIDUAL FOR THE LEGAL PURPOSE
27 OF VOTING, OBTAINING A DRIVER’S LICENSE, AND FILING INCOME TAX RETURNS.

28 (H) *PROGRAM.*

29 “PROGRAM” MEANS THE BALTIMORE CITY URBAN HOMESTEADING PROGRAM
30 ESTABLISHED BY THIS SUBTITLE.

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1 (i) *REDLINING.*

2 (1) *IN GENERAL.*

3 “REDLINING” MEANS THE RACIALLY-MOTIVATED SYSTEMATIC DENIAL OF VARIOUS
4 SERVICES TO RESIDENTS OF SPECIFIC NEIGHBORHOODS OR COMMUNITIES, EITHER
5 EXPLICITLY, THROUGH THE SELECTIVE RAISING OF PRICES OR THROUGH DENIAL OF
6 LOANS.

7 (2) *INCLUSION.*

8 “REDLINING” INCLUDES A NEIGHBORHOOD’S DESIGNATION AS A “4TH GRADE
9 NEIGHBORHOOD” ON THE “1935 FEDERAL HOME OWNERS’ LOAN CORPORATION
10 RESIDENTIAL SECURITY MAP OF BALTIMORE, MD”.

11 **§ 2C-2. PROGRAM ESTABLISHED.**

12 (A) *IN GENERAL.*

13 THERE IS A BALTIMORE CITY URBAN HOMESTEADING PROGRAM ADMINISTERED BY THE
14 DEPARTMENT.

15 (B) *PURPOSE OF PROGRAM.*

16 THE PURPOSE OF THE PROGRAM IS TO REVITALIZE AND STABILIZE BALTIMORE CITY’S
17 NEIGHBORHOODS BY PROVIDING LEGACY RESIDENTS WITH AN AFFORDABLE PATH TO
18 HOMEOWNERSHIP.

19 **§ 2C-3. AVAILABLE PROPERTIES.**

20 (A) *DESIGNATED NEIGHBORHOODS.*

21 (1) *IN GENERAL.*

22 THE DEPARTMENT SHALL DESIGNATE NEIGHBORHOODS IN WHICH TO ADMINISTER THE
23 PROGRAM.

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1 (2) *DESIGNATED NEIGHBORHOODS - CRITERIA.*

2 A NEIGHBORHOOD MAY BE DESIGNATED FOR THE PROGRAM IF THE DEPARTMENT
3 DETERMINES THAT THE NEIGHBORHOOD:

4 (I) HAS BEEN OVERLOOKED BY INVESTORS AND REVITALIZATION INITIATIVES, OR
5 WAS HISTORICALLY SUBJECT TO REDLINING; AND

6 (II) HAS ASSETS THAT CAN PROVIDE A CENTRAL FOCUS FOR REVITALIZATION,
7 INCLUDING:

8 (A) PUBLIC MARKETS;

9 (B) PUBLIC SPACES;

10 (C) TRANSIT CORRIDORS; AND

11 (D) EMERGING HOUSING AND COMMERCIAL DEVELOPMENT ACTIVITY.

12 (B) *PROPERTY REGISTRY.*

13 (1) *IN GENERAL.*

14 IN CONSULTATION WITH THE CITY COMPTROLLER'S DEPARTMENT OF REAL ESTATE,
15 THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT SHALL CREATE A
16 REGISTRY OF PROPERTIES AVAILABLE FOR PURCHASE THROUGH THE PROGRAM.

17 (2) *REGISTRY CRITERIA.*

18 A PROPERTY MAY BE PLACED ON THE REGISTRY IF THE DEPARTMENT DETERMINES
19 THAT:

20 (I) THE CITY OWNS THE PROPERTY AND HAS THE AUTHORITY TO SELL THE
21 PROPERTY;

22 (II) THE PROPERTY IS ABLE TO BE REPAIRED AND MADE COMPLIANT WITH THE
23 BUILDING, FIRE, AND RELATED CODES ARTICLE AND THE HEALTH ARTICLE;

24 (III) THE PROPERTY IS LIKELY TO BE PURCHASED BY A PROSPECTIVE HOMEOWNER;
25 AND

26 (IV) THE PROPERTY IS LOCATED IN A NEIGHBORHOOD THE DEPARTMENT HAS
27 SELECTED FOR THE PROGRAM.

28 (C) *PROPERTY INSPECTION.*

29 THE DEPARTMENT MUST INCLUDE AN ESTIMATED COST OF REPAIRS FOR EACH PROPERTY
30 LISTED ON THE REGISTRY.

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§ 2C-4. PROGRAM PARTICIPATION.

(A) ELIGIBILITY.

(1) IN GENERAL.

AN INDIVIDUAL IS ELIGIBLE TO PARTICIPATE IN THE PROGRAM IF THE INDIVIDUAL:

(I) IS 18 YEARS OLD OR OLDER;

(II) IS A LEGACY RESIDENT OF BALTIMORE CITY;

(III) IS A FIRST TIME HOMEBUYER;

(IV) IF CURRENTLY LEASING A PROPERTY, IS IN COMPLIANCE WITH EXISTING LEASE TERMS FOR A CONTINUOUS PERIOD OF 12 MONTHS PRIOR TO APPLYING FOR PROGRAM PARTICIPATION;

(V) IS ABLE TO DEMONSTRATE THE ABILITY TO AFFORD THE MATERIALS AND THE ABILITY TO AFFORD OR COMPLETE THE REPAIRS REQUIRED, TO BRING A LISTED PROPERTY INTO COMPLIANCE WITH THE BUILDING, FIRE, AND RELATED CODES ARTICLE AND THE HEALTH ARTICLE; AND

(VI) RESIDED IN A DESIGNATED NEIGHBORHOOD FOR:

(A) ANY PERIOD OF ANY 10 CONTINUOUS YEARS PRIOR TO THE RESIDENT'S SUBMISSION OF AN APPLICATION TO THE PROGRAM;

(B) ANY PERIOD OF 10 CONTINUOUS YEARS BEFORE MOVING OUT OF THE NEIGHBORHOOD SUBSEQUENT TO A FORECLOSURE, SHORT SALE, OR DEED IN LIEU OF FORECLOSURE ON A HOME THAT WAS THE PRINCIPAL RESIDENCE OF THE INDIVIDUAL; OR

(C) ANY PERIOD OF 10 CONTINUOUS YEARS BEFORE MOVING OUT OF THE NEIGHBORHOOD SUBSEQUENT TO A FORECLOSURE, SHORT SALE, OR DEED IN LIEU OF FORECLOSURE ON A HOME THAT WAS PURCHASED OR REFINANCED DURING THE PERIOD BEGINNING ON JANUARY 1, 2001 AND ENDING ON DECEMBER 21, 2008.

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1 (2) *INCLUSION.*

2 AN INDIVIDUAL WHO HAS BEEN EMPLOYED IN THE CITY OF BALTIMORE FOR AT LEAST
3 5 YEARS IS ELIGIBLE TO PARTICIPATE IN THE PROGRAM IF THE INDIVIDUAL:

4 (I) IS 18 YEARS OF AGE OR OLDER;

5 (II) IS A FIRST TIME HOMEBUYER;

6 (III) IF CURRENTLY LEASING A PROPERTY, IS IN COMPLIANCE WITH EXISTING LEASE
7 TERMS FOR A CONTINUOUS PERIOD OF 12 MONTHS PRIOR TO APPLYING FOR
8 PROGRAM PARTICIPATION;

9 (IV) IS ABLE TO DEMONSTRATE THE ABILITY TO AFFORD THE MATERIALS AND THE
10 ABILITY TO AFFORD OR COMPLETE THE REPAIRS REQUIRED, TO BRING A LISTED
11 PROPERTY INTO COMPLIANCE WITH THE BUILDING, FIRE, AND RELATED CODES
12 ARTICLE AND THE HEALTH ARTICLE; AND

13 (V) PROVIDES DOCUMENTATION OF THE INDIVIDUAL'S EMPLOYMENT TO THE
14 DEPARTMENT.

15 (B) *APPLICATION PROCESS.*

16 (1) *APPLICATION.*

17 TO APPLY FOR PROGRAM PARTICIPATION, AN INDIVIDUAL MUST COMPLETE AN
18 APPLICATION CREATED AND PROVIDED BY THE DEPARTMENT.

19 (2) *REQUIREMENTS.*

20 THE APPLICATION MUST INCLUDE:

21 (I) THE PROPERTY OR PROPERTIES THE INDIVIDUAL IS INTERESTED IN;

22 (II) DOCUMENTATION OF THE AMOUNT AND SOURCE OF FUNDS THE INDIVIDUAL
23 PLANS TO USE TO REPAIR THE PROPERTY;

24 (III) A LIST OF EACH OF THE INDIVIDUAL'S RESIDENTIAL ADDRESSES AND DATES OF
25 RESIDENCE FOR THE 10 CONTINUOUS YEARS THE INDIVIDUAL LIVED IN
26 BALTIMORE CITY;

27 (IV) THE AMOUNT AND SOURCE OF THE INDIVIDUAL'S TOTAL INCOME;

28 (V) A HOMEOWNERSHIP COUNSELING CERTIFICATE FROM A CITY-APPROVED
29 COUNSELING AGENCY; AND

30 (VI) ANY OTHER INFORMATION THE DEPARTMENT DEEMS NECESSARY.

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1 **§ 2C-5. APPROVAL OF APPLICATION.**

2 (A) *IN GENERAL.*

3 THE DEPARTMENT MUST APPROVE AN INDIVIDUAL'S APPLICATION IF THE INDIVIDUAL:

4 (1) HAS COMPLETELY AND ACCURATELY SUBMITTED AN APPLICATION AS DESCRIBED
5 IN § 2C-4 OF THIS SUBTITLE;

6 (2) HAS DEMONSTRATED THAT THE INDIVIDUAL HAS ACCESS TO FUNDS IN THE
7 AMOUNT OF THE DEPARTMENT'S ESTIMATED COST TO REPAIR THE PROPERTY;

8 (3) HAS COMPLETED A WALK-THROUGH INSPECTION OF THE PROPERTY WITH A STAFF
9 MEMBER OF THE PROGRAM; AND

10 (4) HAS AGREED TO COMPLETE AN ITEMIZED LIST OF REPAIRS CREATED AND PROVIDED
11 BY THE DEPARTMENT.

12 (B) *MULTIPLE APPLICATIONS.*

13 IF THE DEPARTMENT RECEIVES MULTIPLE APPLICATIONS FOR THE SAME PROPERTY, THE
14 DEPARTMENT SHALL:

15 (1) GIVE PRIORITY TO AN APPLICANT WHO:

16 (I) IS A FIRST TIME HOMEBUYER;

17 (II) HAS A HOUSEHOLD INCOME AT OR BELOW 80% OF THE CITY'S AVERAGE
18 MEDIAN INCOME; OR

19 (III) IS A PARTICIPANT IN THE UNITED STATES DEPARTMENT OF HOUSING AND
20 URBAN DEVELOPMENT HOUSING CHOICE VOUCHER PROGRAM; OR

21 (2) IF NONE OF THE APPLICANTS MEET ANY OF THE CRITERIA IN (B)(1), SELECT AN
22 APPLICATION BY RANDOM LOTTERY.

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§ 2C-6. PROGRAM PROCEDURE.

(A) *COMPENSATION OF CONTRACTORS.*

(1) FOLLOWING THE DEPARTMENT’S APPROVAL OF AN APPLICATION:

(I) THE PARTICIPANT SHALL SELECT CONTRACTORS TO COMPLETE THE REQUIRED REPAIRS ON THE PROPERTY;

(II) THE DEPARTMENT SHALL PREPARE A LEASE FOR THE PROPERTY BY THE CITY AS LESSOR AND THE PARTICIPANT AS LESSEE, FOR A TERM OF 2 YEARS FROM THE DATE OF SIGNATURE, AT THE COST OF \$1.00 A YEAR; AND

(III) THE DEPARTMENT SHALL CLEAR THE PROPERTY OF ANY TRASH, DEBRIS, OR OTHER REFUSE.

(B) *EXECUTION OF LEASE.*

AFTER COMPLETING THE TASKS REQUIRED BY SUBSECTION (A) OF THIS SECTION, THE PARTICIPANT AND THE DEPARTMENT SHALL EXECUTE THE LEASE DESCRIBED IN SUBSECTION (A) OF THIS SECTION.

(C) *FUNDS IN ESCROW.*

(1) THE PARTICIPANT SHALL DEPOSIT A SUM EQUAL TO THE REPAIR ESTIMATE PROVIDED BY THE DEPARTMENT INTO AN ESCROW ACCOUNT WITH A FINANCIAL INSTITUTION THAT IS INSURED BY THE FEDERAL DEPOSIT INSURANCE CORPORATION.

(2) AS WORK IS COMPLETED AND APPROVED BY THE PARTICIPANT AND THE DEPARTMENT, FUNDS FROM THE ESCROW ACCOUNT SHALL BE DISBURSED TO COMPENSATE THE CONTRACTORS.

(3) IF THE PARTICIPANT CHOOSES TO COMPLETE REPAIRS BY HIM OR HERSELF, WITH THE DEPARTMENT’S APPROVAL THE PARTICIPANT MAY DEDUCT THE COST OF THE REPAIRS HE OR SHE IS COMPLETING FROM THE TOTAL FUNDS DEPOSITED INTO THE ESCROW ACCOUNT DESCRIBED IN THIS SECTION.

§ 2C-7. PROGRAM REQUIREMENTS.

(A) *RESIDENCY.*

WITHIN 6 MONTHS OF EXECUTING THE LEASE, THE PARTICIPANT MUST:

(1) BEGIN REPAIRS TO THE PROPERTY;

(2) OBTAIN A CERTIFICATE OF OCCUPANCY OR TEMPORARY CERTIFICATE OF OCCUPANCY AS DESCRIBED IN § 111 {“OCCUPANCY PERMIT; CERTIFICATE OF COMPLETION”} OF THE BALTIMORE CITY BUILDING CODE; AND

(3) MAKE THE PROPERTY THE PARTICIPANT’S PRINCIPAL RESIDENCE.

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1 (B) *REQUIRED REPAIRS.*

2 DURING THE TERM OF THE LEASE, THE PARTICIPANT SHALL COMPLETE THE REPAIRS TO THE
3 PROPERTY SPECIFIED ON THE ITEMIZED LIST PROVIDED BY THE DEPARTMENT AS
4 DESCRIBED IN § 2C-5(A) OF THIS SUBTITLE.

5 (C) *INSPECTIONS.*

6 THE DEPARTMENT SHALL CONDUCT QUARTERLY INSPECTIONS OF THE PROPERTY TO
7 ENSURE REPAIRS ARE BEING MADE.

8 (D) *VIOLATION OF LEASE.*

9 A VIOLATION OF THE TERMS OF THE LEASE MAY CAUSE A DEFAULT UNDER THE LEASE,
10 RESULTING IN THE TERMINATION OF THE LEASE AND FORFEITING THE PARTICIPANT'S
11 CLAIM ON THE PROPERTY.

12 (E) *FINAL INSPECTION.*

13 AT THE END OF THE LEASE TERM, THE DEPARTMENT SHALL CONDUCT A FINAL INSPECTION
14 OF THE PROPERTY TO VERIFY IF:

15 (1) THE PROPERTY IS IN COMPLIANCE WITH THE BUILDING AND FIRE CODES OF
16 BALTIMORE CITY; AND

17 (2) THE REPAIRS ITEMIZED ON THE LIST PROVIDED BY THE DEPARTMENT ARE
18 COMPLETE.

19 (F) *TRANSFER OF OWNERSHIP.*

20 FOLLOWING THE FINAL INSPECTION, THE DEPARTMENT SHALL TRANSFER OWNERSHIP OF
21 THE PROPERTY TO THE PARTICIPANT IF:

22 (1) THE PARTICIPANT HAS COMPLIED WITH ALL THE TERMS OF THE LEASE;

23 (2) THE PROPERTY IS IN COMPLIANCE WITH THE BUILDING AND FIRE CODES OF
24 BALTIMORE CITY; AND

25 (3) THE REPAIRS ITEMIZED ON THE LIST PROVIDED BY THE DEPARTMENT ARE
26 COMPLETE.

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1 (G) *EXTENSION OF PROGRAM PARTICIPATION.*

2 IF THE PARTICIPANT HAS NOT BEEN ABLE TO MEET THE REQUIREMENTS DESCRIBED IN
3 SUBSECTION (F) OF THIS SECTION, THE DEPARTMENT MAY GRANT THE PARTICIPANT A 2
4 YEAR EXTENSION OF THE LEASE AND ALLOW THE PARTICIPANT TO CONTINUE THE
5 PROGRAM IF:

6 (1) THE PARTICIPANT SUBMITS A REQUEST AND EXPLANATION TO THE DEPARTMENT IN
7 WRITING; AND

8 (2) AFTER REVIEWING THE REQUEST AND EXPLANATION, THE DEPARTMENT
9 DETERMINES THAT THE PARTICIPANT COULD NOT REASONABLY MEET THE
10 REQUIREMENTS WITHIN THE TERM OF THE LEASE.

11 **§ 2C-8. RULES AND REGULATIONS.**

12 SUBJECT TO TITLE 4 {“ADMINISTRATIVE PROCEDURE ACT – REGULATIONS:} OF THE CITY
13 GENERAL PROVISIONS ARTICLE, THE DEPARTMENT SHALL ADOPT RULES AND REGULATIONS
14 TO CARRY OUT THIS SUBTITLE.

15 **SECTION 2. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th day
16 after the date it is enacted. It will remain effective until December 31, 2025; and, immediately
17 after that date with no further action by the Mayor and City Council, this Ordinance will be
18 abrogated and of no further effect.

COMMITTEE OF THE WHOLE

**AGENCY
REPORTS**

CC Bill #21-0172