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**BALTIMORE CITY COUNCIL  
WAYS AND MEANS  
COMMITTEE**

*Mission Statement*

*The Committee on Ways and Means (WM)* is responsible for ensuring taxpayer dollars are expended prudently and equitably. WM will exercise regular oversight of the City's budget, expenditures, loans, and other financial matters. The committee's areas of jurisdiction include: budget & appropriations, taxation, financial services, consumer protection, audits, and the Comptroller's Office.

**The Honorable Eric T. Costello  
Chairman**

**PUBLIC HEARING**

**TUESDAY, FEBRUARY 7, 2023  
10:00 AM**

**COUNCIL CHAMBERS**

**Council Bill #22-0299**

**Tax Credits – Historic Properties – Application Extension**

**RECONVENING HEARING**

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## BILL SYNOPSIS

**Committee:** Ways and Means

**Bill:** 22-0299

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### Tax Credits – Historic Properties – Application Extension **RECONVENING HEARING**

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**Sponsor:** Councilmember Bullock, et al

**Introduced:** November 7, 2022

**Purpose:**

**For the purpose of** extending the period within which applications may be accepted for the historic improvement tax credit and providing for a special effective date.

**Effective:** On the date it is enacted.

### Agency Reports

Law Department	Favorable
Department of Finance	Unfavorable - Opposed
Department of Housing and Community Development	Favorable
Planning Department	Favorable
Commission for Historic & Architectural Preservation (CHAP)	Favorable
Commission for Historic & Architectural Preservation <b>Staff Report</b>	Favorable
Board of Estimates	<b>To be submitted to BOE</b>

### Analysis

#### Current Law

Baltimore City Code – Article 28. Taxes – Subtitle 10. Credits

**§ 10-8. Historic improvements, restorations, and rehabilitations.**

(m) **Termination of program.** Applications for a credit under this section may not be accepted after **February 28, 2023.** (n) Criminal penalties. Any person who knowingly makes a false statement on or in connection with an application for a tax credit under this section or in connection with any report or statement supporting a property's continued eligibility for a tax credit granted under this section is guilty of a misdemeanor and, on conviction, is subject to a fine of not more than \$1,000 or to imprisonment for not more than 12 months or to both fine and imprisonment for each offense

## Background

The committee held a hearing on Tuesday, January 31, 2023. The hearing was recessed.

Following are notes from the hearing:

### Major Speakers

Eric Holcomb, Commission for Historical and Architectural Preservation (CHAP)

Stacy Montgomery, Commission for Historical and Architectural Preservation

Robert (Bob) Cenname, Department of Finance

### Major Issues Discussed

1. Councilmember Bullock, primary sponsor of the legislation gave opening remarks stating, “Extending the date for the tax credits will provide some relief to homeowners who are making improvements to their property.”
2. The representative from CHAP gave a brief overview on the legislation. Some other comments were:
  - Talked about the benefits for having the tax credits
  - This is the third (3<sup>rd</sup>) time coming before the Council to extend the credit
  - Does not want the credit to end and/or sunset
3. The chairman went over the agency reports with the agency representatives.
4. The representative from Finance talked about why the Department opposes the legislation. He also stated, if approved, he would to see a shorter time period for extending the tax credit.
5. The committee/councilmember asked questions, stated concern(s) and made comments. Some were:
  - Comment
    - This is the most equitable credit provided by Baltimore City
  - Questions/Concerns
    - To CHAP – Can you talk about some of the cost savings associated with the credit?
    - Does the State and/or Federal laws impact these credits?
      - Can you talk more about the State and Federal eligibility guidelines?
    - When does the credit “kick in?”
      - Talk about this
    - Concern
      - Problems with Flipping Housing – concern: pertinent matters not going through CHAP before homes are sold!
        - Talk about what CHAP is doing to prevent same
    - The representative from the Finance Department was asked to talk about the Department’s position on the following legislation:

- Council Bill 21-0178 – Tax Credits – Historic Properties – Definition of “Historic Property” The committee held a hearing on this legislation in May 2022.
6. The hearing will reconvene on Tuesday, February 7, 2023.
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### **Additional Information**

**Fiscal Note:** None

**Information Source(s):** Notes from the January 31, 2023 hearing

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*Marguerite M. Currin*

Analysis by: Marguerite M. Currin  
Analysis Date: February 6, 2023

Direct Inquiries to: (443) 984-3485

# Council Bill 22-0299

## AGENCY REPORTS

See attached

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CITY OF BALTIMORE

BRANDON M. SCOTT  
Mayor



DEPARTMENT OF LAW  
JAMES L. SHEA, CITY SOLICITOR  
100 N. HOLLIDAY STREET  
SUITE 101, CITY HALL  
BALTIMORE, MD 21202

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November 16, 2022

The Honorable President and Members  
of the Baltimore City Council  
Attn: Executive Secretary  
Room 409, City Hall  
100 N. Holliday Street  
Baltimore, Maryland 21202

Re: City Council Bill 22-0299 – Tax Credits – Historic Properties – Application  
Extension

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 22-0299 for form and legal sufficiency. The bill would change the termination date for the tax credit program to allow applications for the tax credit to be received until February 28, 2028.

The General Assembly has given the City the authority to enact this tax credit. Md. Code, Tax-Prop., § 9-204.1. This includes the authority to adopt the duration of the tax credit. Md. Code, Tax-Prop., § 9-242(e)(1)(ii). The extension of this program is consistent with this state enabling legislation. The Law Department approves this bill for form and legal sufficiency.

Very truly yours,

Hilary Ruley  
Chief Solicitor

cc: James L. Shea, City Solicitor  
Nina Themelis, Mayor's Office of Government Relations  
Elena DiPietro, Chief Solicitor, General Counsel Division  
Ashlea Brown, Chief Solicitor  
Jeffrey Hochstetler, Chief Solicitor  
D'ereka Bolden, Assistant Solicitor  
Michelle Toth, Assistant Solicitor

FROM	NAME & TITLE	Robert Cename, Deputy Finance Director	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	Bureau of the Budget and Management Research Room 432, City Hall		
	SUBJECT	City Council Bill 22-0299 – Tax Credits – Historic Properties – Application Extension		

DATE:

TO

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

January 30, 2023

**Position: Oppose**

The Department of Finance is herein reporting on City Council Bill 22-0299, Historic Properties – Application Extension, the purpose of which is to renew and extend the application period for the Historic (CHAP) Tax Credit for an additional five years. The credit is scheduled to expire on February 28, 2023 and would be extended to February 28, 2028 with the passage of this bill.

**Background**

The CHAP Tax Credit provides a property tax credit on the improved value of historic properties. Eligibility for the program requires the property to be in either a National Register Historic District or a Baltimore City Historic District, and for projects to be certified by CHAP. For projects with construction costs equal to or below \$5 million, the credit is a 100% credit on the improved value of the property. For projects above \$5 million, the credit is an 80% credit in the first five years and then declining by 10% per year to 30% in Year 10.

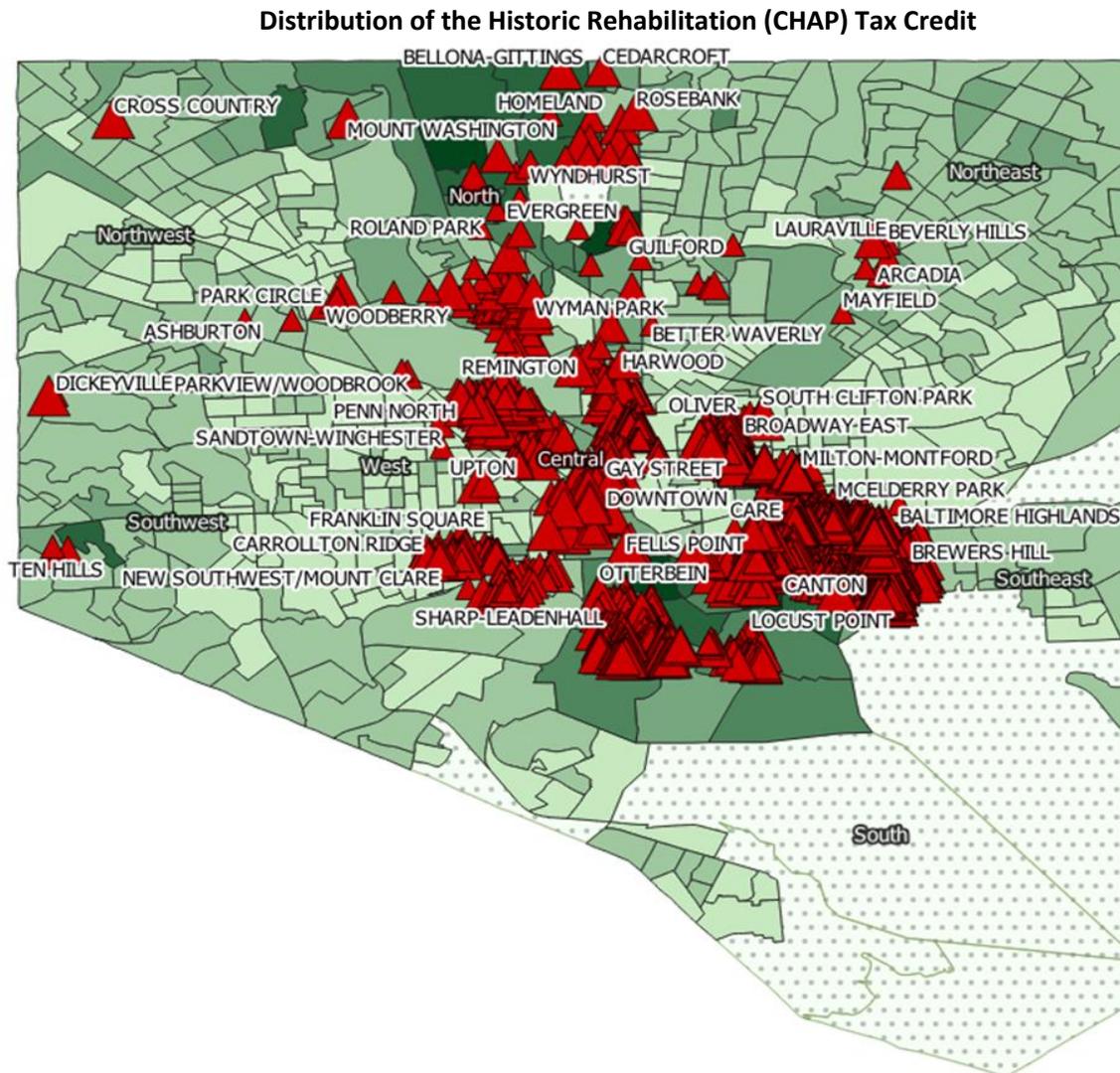
As part of the City’s 10-Year Financial Plan, BBMR worked with Ernst & Young to evaluate all of the City’s tax credits. The intent was to evaluate the City’s mix of incentives and ensure a positive return on investment (ROI), cost control, and alignment with the City’s development strategy. The final report, “A Comprehensive Review of the City’s Tax Credits,” was published in 2022 and is available at <http://bbmr.baltimorecity.gov>. The CHAP tax credit is discussed on pages 18-20 of the report.

The CHAP Tax Credit has been useful in encouraging smaller-scale residential renovations. However, there are two crucial flaws in the program’s design that have significantly diluted its cost-effectiveness.

First, the local and Federal historic designations for City neighborhoods, which makes a property eligible for the CHAP Tax Credit, are not at all aligned with the City’s community development strategy. The City’s development strategy is summarized in the City Housing Department’s “Framework for Community Development” and is focused on four narrow Impact Investment Areas – East, West, Southwest, and Park Heights. These areas all have the same characteristics – they are lower to middle-income, they have a base of stable residents or other community resources, and are adjacent to strong market areas and/or anchor institutions. These characteristics make it much more likely that public investments will help stabilize the communities, encourage additional private investment, and lead to economically sustainable growth.

The CHAP Tax Credit on the other hand, by relying on the historic designation, ends up devoting resources to many neighborhoods that already have strong market indicators and are in less need of a subsidy. The historic designations largely run along a north-south corridor down the City's center and then extend to include Harbor-adjacent areas. Neighborhoods that are currently designated as historic and thus qualify for the CHAP Tax Credit include Homeland, Roland Park, Guilford, Tuscan-Canterbury, Charles Village, Bolton Hill, Mount Vernon, Otterbein, Federal Hill, Riverside, Locust Point, Fells Point, Canton, and Brewers Hill. Even outside of the central corridor, the areas that qualify as historic tend to be more stable neighborhoods such as Mount Washington, Arcadia, Dickeyville, Ashburton, Hunting Ridge, and Ten Hills.

The map below shows the distribution of properties that have been granted the CHAP Tax Credit over the last ten years:



The second flaw with the CHAP Tax Credit is that it provides a full 100% subsidy on the improved value of the property for any project with construction costs equal to or under \$5 million. ***This means that the City receives no new tax revenue on CHAP projects for ten years.*** It is unclear why such a large subsidy is needed for small-scale residential improvements. Other more complex projects such as new commercial development (via the Enterprise Zone Tax Credit) and multi-family residential developments

(via the High-Performance Market Rate Tax Credit) provide subsidies that are much less generous than the CHAP tax credit and at least provide some net tax revenue to the City coffers.

The table below shows the terms and subsidy amounts by year for all of the City’s development tax credits, ordered from most to least generous:

**Tax Credit Percentage by Year**  
*for all City Development Tax Credits*

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<b>CHAP &lt;=\$5M</b>	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
<b>Enterprise Zone Focus Area</b>	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%
<b>Brownfield in EZ and &gt; \$250k cost</b>	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%
<b>CHAP &gt;\$5M</b>	80%	80%	80%	80%	80%	70%	60%	50%	40%	30%
<b>Enterprise Zone</b>	80%	80%	80%	80%	80%	70%	60%	50%	40%	30%
<b>High Performance</b>	80%	80%	80%	80%	80%	70%	60%	50%	40%	30%
<b>Brownfield</b>	50%	50%	50%	50%	50%	N/A	N/A	N/A	N/A	N/A
<b>Newly Constructed</b>	50%	40%	30%	20%	10%	N/A	N/A	N/A	N/A	N/A

**Fiscal Impact**

Extending the CHAP Tax Credit in its current form will result in little to no new net revenue for the City. Based on historical volume, we estimate that 206 new applications with project construction costs equal to or under \$5 million will be approved annually. The improved assessments on these projects will lead to higher gross property tax revenues that will be fully offset by the 100% CHAP credit.

However, we believe that there is cost to the City of over-subsidizing projects that might have been financially feasible with a smaller subsidy. As noted above, the CHAP credit is the only subsidy offering a full 100% abatement on the improved value of the property. In addition, the lopsided distribution of the credit in many already-established neighborhoods with strong market indicators suggests that a smaller subsidy would have been enough to incent redevelopment.

To measure this cost to the City, we modeled the cost of the credit under the current terms (100% for ten years) vs. the terms that are used for the High-Performance Market Rate Tax Credit (HPMRTC) and the Enterprise Zone (EZ) Tax Credit (80% credit in Years 1-5 declining to 30% in Year 10).

<b>CHAP Cost (in \$ millions)</b>	<b>FY 24</b>	<b>FY 25</b>	<b>FY 26</b>	<b>FY 27</b>	<b>FY 28</b>	<b>Total</b>
100% for 10 Years	\$14.9	16.2	16.1	16.1	16.8	\$80.0
80% for Years 1-5 Declining to 30% in Year 10	14.5	15.4	15.0	14.6	14.8	74.3
Difference / Savings:	0.4	0.8	1.1	1.5	1.9	5.7

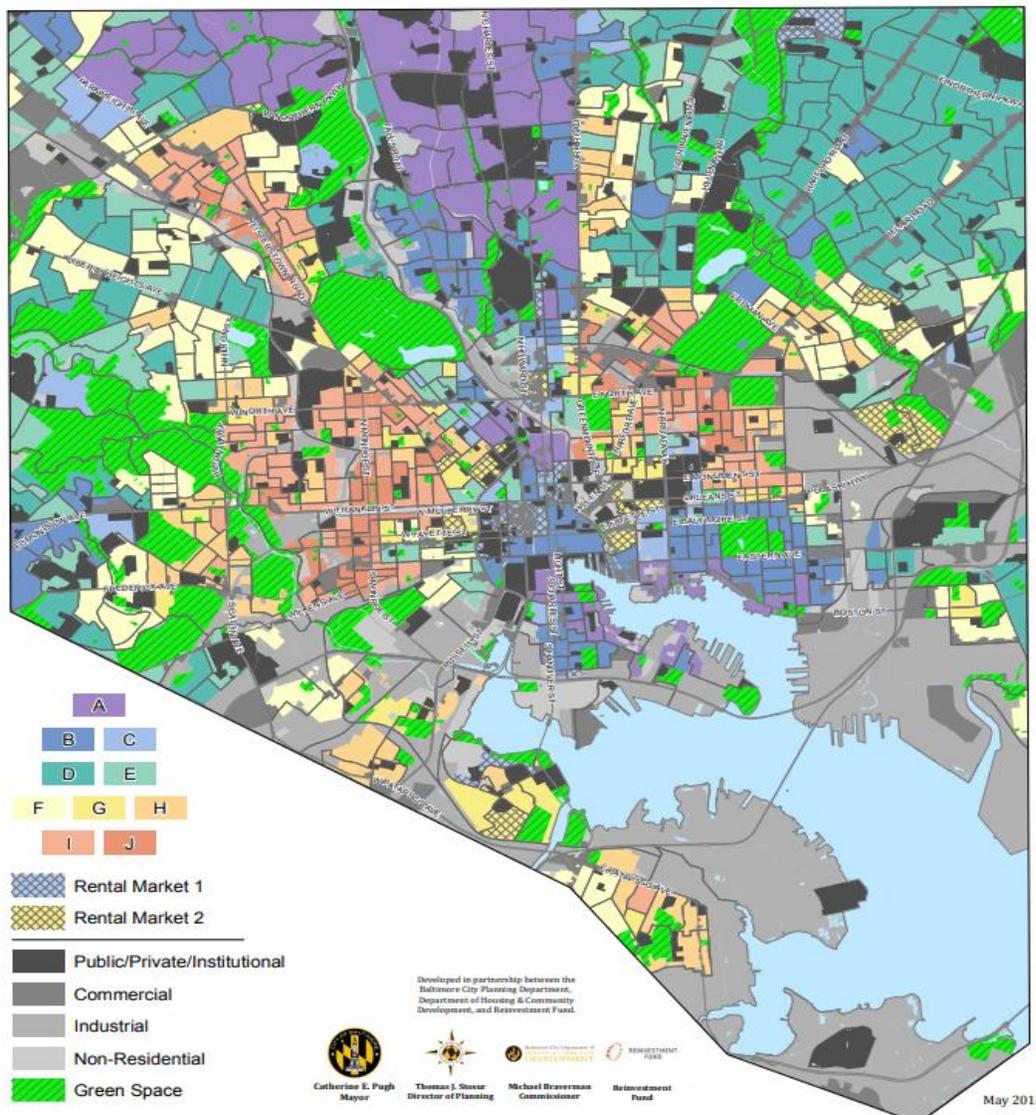
Modifying the terms of the credit would save the City \$5.7 million over the new five-year term, assuming that the volume of projects and credits remains similar to recent trends. Savings would grow even more dramatically over an additional five years, growing to \$30.3 million over ten years.

## Other Considerations

We believe that, in order to better target the CHAP tax credit to City neighborhoods in need of subsidies for small-scale residential redevelopment, the CHAP Tax Credit should be de-coupled from the local and Federal historic designations. There could still be a role for CHAP to play in overseeing applications and in ensuring that renovations are done in a quality manner that is consistent with the neighborhood's character and aesthetic.

One idea for a new methodology to replace the historic designation is to use Housing's market typology map. This map divides City blocks into typologies ranging from A to J based on housing market indicators such as median sales price, foreclosures, and permits, among other factors. The City could use the map to set up different subsidy levels for different typologies. Presumably, the stronger tracts would require smaller subsidies to incent development while the weaker tracts would require more aggressive subsidies. Pictured below is the Market Typology map from 2017:

**Baltimore City's 2017 Housing Market Typology**



Unfortunately, using a different methodology for the CHAP Tax Credit would not be allowable under current State law, and would require a re-examination of the State enabling legislation for this tax credit. The Administration has asked Finance and Planning to review the State law in advance of making a proposal to change the enabling legislation for this credit.

### **Conclusion**

The CHAP Tax Credit has been an effective tool to encourage small-scale residential redevelopment in many Baltimore neighborhoods. However, linking the eligibility with Federal and local historic designations has distorted its use and led to subsidies that do not align with the City's overall development strategy. In addition, the unusually generous terms of this credit have led us to conclude that the City is over-subsidizing many of the residential renovation projects in neighborhoods that already have strong market indicators.

**For the reasons stated above, the Department of Finance opposes City Council Bill 22-0299.**

We propose a shorter extension (18 months) to provide time for the City to seek State-enabling legislation to modify the terms of the CHAP Tax Credit as outlined above.

cc: Yoanna Moisesides  
Natasha Mehu  
Nina Themelis



## MEMORANDUM

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

From: Alice Kennedy, Housing Commissioner

Date: January 31, 2023



### **Re: City Council Bill 22-0299 Tax Credits - Historic Properties - Application Extension**

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 22-0299 for the purpose of extending the period within which applications may be accepted for the historic improvement tax credit and providing for a special effective date.

If enacted, City Council Bill 22-0299 would extend the deadline for applications for an additional 5 years. In 2020 and 2021, the Council approved one-year extensions. The current deadline for applications is February 28, 2023, this legislation would extend the deadline until February 28, 2028.

CHAP Tax Credits incentivize homeowners and small businesses to rehabilitate buildings in historic neighborhoods, from rowhomes to the adaptive reuse of commercial properties, it provides for the preservation of historically significant buildings in the City of Baltimore.

The Historic Tax Credit has been an important neighborhood revitalization tool particularly beneficial for rehabbing vacant buildings. Groups such as Black Women Build, ReBuild Metro, Parity Homes, and Druid Heights CDC have used the credit to rehab vacant properties in east and west Baltimore.

DHCD **supports** the passage of City Council Bill 22-0299.

*AK/sm*

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

**Brandon M. Scott**, Mayor • **Alice Kennedy**, Housing Commissioner

417 East Fayette Street • Baltimore, MD 21202 • 443-984-5757 • [dhcd.baltimorecity.gov](http://dhcd.baltimorecity.gov)

FROM	NAME & TITLE	CHRIS RYER, DIRECTOR	CITY of BALTIMORE  <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 <sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #22-0299/ TAX CREDITS – HISTORIC PROPERTIES – APPLICATION EXTENSION		

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

DATE: January 10, 2023

The Department of Planning is in receipt of City Council Bill #22-0299, which will extend the submission window from February 28, 2023 to February 28, 2028.

The Department of Planning recommends **approval** of City Council Bill #22-0299, and defers to the Commission for Historical and Architectural Preservation (CHAP).

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

CR/ewt

cc: Ms. Nina Themelis, Mayor's Office  
Mr. Ethan Cohen, Mayor's Office  
The Honorable Eric Costello, Council Rep. to Planning Commission  
Ms. Nikki Thompson, City Council President's Office  
Mr. Colin Tarbert, BDC  
Ms. Rebecca Witt, BMZA  
Mr. Geoffrey Veale, Zoning Administration  
Ms. Stephanie Murdock, DHCD  
Ms. Elena DiPietro, Law Dept.  
Mr. Francis Burnszynski, PABC  
Mr. Liam Davis, DOT  
Ms. Natawna Austin, Council Services

<b>FROM</b>	NAME & TITLE	Eric Holcomb, Executive Director CHAP 	<b>CITY of</b> <b>BALTIMORE</b> <b>MEMO</b>	
	AGENCY NAME & ADDRESS	Commission for Historical and Architectural Preservation 417 East Fayette Street, 8 <sup>th</sup> Floor		
	SUBJECT	COUNCIL BILL 22-0299 – Tax Credits – Historic Properties – Application Extension		

DATE:

December 16, 2022,

**TO**

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

The Commission for Historical and Architectural Preservation recommends submitting a report recommending approval for City Council Bill 22-0299 for the purpose of extending the period within which applications may be accepted for an historic improvement tax credit; and providing for a special effective date. The proposed legislation would extend the deadline for submission of new applications for the Historic Tax Credit five years, from February 28, 2023 to February 28, 2028.

The Commission for Historical and Architectural Preservation (CHAP) finds that the proposed extension will have a positive impact on designated historic properties throughout The City’s Historic (CHAP) Tax Credit has been an important neighborhood revitalization tool and is the most beneficial for rehabbing vacant buildings. As such, groups like Black Women Build, ReBuild Metro, Parity Homes, and Druid Heights CDC have used the credit to rehab vacant properties in east and west Baltimore. The tax credit offsets the increase in property taxes that occurs when a property is substantially renovated. For homeowners, this means a lower monthly mortgage payment. The CHAP review that occurs for every tax credit project ensures that rehabs are permitted and done with materials that meet the CHAP Design Guidelines. The higher quality of rehabs that result from Historic Tax Credit projects help increase property values and protect neighborhood character. The proposed five-year application extension will also create a more predictable situation for developers using the credit. CHAP has reviewed CC Bill 22-0299 at the December 13, 2022 hearing and unanimously supports a finding of approval of this extension.

If you have any questions, please contact Mr. Eric Holcomb, Executive Director, at 410-371-5667.



Brandon M. Scott  
Mayor

## COMMISSION FOR HISTORICAL & ARCHITECTURAL PRESERVATION

Harry Spikes, Chairman

### STAFF REPORT



Chris Ryer  
Director

December 13, 2022

**REQUEST:** Review and Response to City Council 22-0299: Tax Credits – Historic Properties – Application Extension

**RECOMMENDATION:** Submit a report recommending approval to the City Council.

**STAFF:** Stacy Montgomery

**PETITIONER(S):** Councilmembers Bullock, Costello, Torrence, Stokes, Burnett, Cohen, Conway, Schleifer, Glover, and Middleton

### OVERVIEW

Baltimore City's Historic Tax Credit Program was established by ordinance in 1996. The credit has fostered the rehabilitation of historic structures, both residential and commercial, throughout Baltimore City. Over \$1.2 billion has been invested in the City's historic properties through the Historic Tax Credit since 1997. To date, over 5,500 applications have been approved and more than 4,000 projects have been completed. The substantial investment in historic buildings supports the economy of Baltimore and enhances the appearance of our neighborhoods. The 10-year credit is granted on the increased property value, directly resulting from qualifying rehabilitation work. All work must be pre-approved and meet CHAP's Design Guidelines.

The Historic Tax Credit is available to contributing properties in Baltimore City and National Register Historic Districts and Baltimore City Landmarks and buildings individually listed on the National Register of Historic Places. This amounts to nearly 90,000 properties in Baltimore City.

In 2020, PlaceEconomics, a consulting firm specializing in the economics of historic preservation, published [An Analysis of the Baltimore Historic Preservation Tax Credit](#). The report provided a great deal of useful data about the program, and presented the following key findings:

1. **The credit produces value.** The properties whose CHAP credits have now expired increased in value from \$17 million in 2000 to \$211 million in 2019. Income from city property taxes on these properties rose from \$1.3 million to \$5.9 million.
2. In the next eight years, the City can expect \$42 million in additional tax revenues from properties with expiring CHAP credits.
3. Because of the private investment and increasing property values, **the taxes foregone over ten years are recouped in just over seven years.**

4. The City of Baltimore is foregoing around \$10 million a year through the CHAP credit. However, very conservatively, if even 52% of the projects would not have happened without the credit, **the city is better off financially than if there were no credit.**
5. **These projects have a “halo effect.”** Properties located within 500 feet of CHAP credit projects see increases in aggregate property values greater than properties between 500 and 1000 feet of CHAP projects, and significantly greater than the rest of the city.
6. **Critical mass matters.** In general, the greater the percentage of properties that are eligible for the credit, the greater share of them will use the credit. The program is also responsible for bringing private investment to Baltimore’s weaker market neighborhoods.
7. Just the incremental rate of higher value growth in the halo vicinity of CHAP projects has created **a preservation premium of \$2.5 billion in property values.** If as little as 20% of that premium is attributable to the investment in CHAP projects, **the \$10 million in foregone revenues from the credit is recovered from the additional taxes generated from nearby properties.**
8. **The program creates jobs.** Over the last five years an average of nearly 600 direct and indirect jobs and \$36 million in labor income have been generated each year through CHAP credit projects.
9. During the Great Recession, investment in CHAP projects was counter-cyclical, increasing in activity when the rest of the construction activity in Baltimore declined.

## **BACKGROUND**

- CHAP was instrumental in the creation of the City’s Historic Tax Credit in 1996 and all subsequent renewals.
- CHAP staff conducts design review for tax credit projects and administers the program in conjunction with the City’s Department of Finance (which creates the Rules & Regulations for the credit and calculates and applies the credit to the tax bill).
- In 2020 and 2021, the credit was given one-year extensions in anticipation of a larger review of all tax credits issued by the City. The current deadline for applications is February 28, 2023.
- On November 7, 2022, a bill to extend the application deadline for new tax credit applications to February 28, 2028.
- The bill has been referred to CHAP for comment.

## **PROPOSAL**

Bill 22-0299 Tax Credits – Historic Properties- Application Extension has been introduced for the purpose of extending the period within which applications may be accepted for an historic improvement tax credit; and providing for a special effective date. The proposed legislation would extend the deadline for submission of new applications for the Historic Tax Credit five years, from February 28, 2023 to February 28, 2028.

## **ANALYSIS**

The proposed legislation would extend the deadline to accept new applications to February 28, 2028, providing a five-year extension of the deadline for the submission of new applications.

The Historic (CHAP) Tax Credit has been an important neighborhood revitalization tool and is the most beneficial for rehabbing vacant buildings. As such, groups like Black Women Build,

ReBuild Metro, Parity Homes, and Druid Heights CDC have used the credit to rehab vacant properties in east and west Baltimore. The tax credit offsets the increase in property taxes that occurs when a property is substantially renovated. For homeowners, this means a lower monthly mortgage payment. The CHAP review that occurs for every tax credit project ensures that rehabs are permitted and done with materials that meet the CHAP Design Guidelines. The higher quality of rehabs that result from Historic Tax Credit projects help increase property values and protect neighborhood character. The proposed five year application extension will also create a more predictable situation for developers using the credit.

**Staff recommends submitting a report recommending approval of the bill.**

A handwritten signature in black ink, appearing to read "E. S. Holcomb".

**Eric Holcomb**  
**Director**

**CITY OF BALTIMORE  
COUNCIL BILL 22-0299  
(First Reader)**

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Introduced by: Councilmember Bullock, Costello, Torrence, Stokes, Burnett, Cohen, Conway,  
Schleifer, Glover, Middleton

Assigned to: Ways and Means Committee

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REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Finance, Department of  
Housing and Community Development, Planning Department, Board of Estimates, Commission  
for Historic and Architectural Preservation

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Tax Credits – Historic Properties – Application Extension**

3 FOR the purpose of extending the period within which applications may be accepted for the  
4 historic improvement tax credit and providing for a special effective date.

5 BY repealing and reordaining, with amendments

6 Article 28 - Taxes

7 Section 10-8(m)

8 Baltimore City Code

9 (Edition 2000)

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

12 **Baltimore City Code**

13 **Article 28. Taxes**

14 **Subtitle 10. Credits**

15 **§ 10-8. Historic improvements, restorations, and rehabilitations.**

16 (m) *Termination of program.*

17 Applications for a credit under this section may not be accepted after February 28, [2023]  
18 2028.

19 **SECTION 2. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it is  
20 enacted.

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