
CITY OF BALTIMORE

BRANDON M. SCOTT
Mayor



DEPARTMENT OF LAW

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October 25, 2024

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

Re: City Council Bill 24-0595– City-Wide Affordable Housing Development District

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 24-0595 for form and legal sufficiency. The bill proposes to create the City-Wide Affordable Housing Development District (“the District”) and a tax increment fund for the District.

The Baltimore City Charter authorizes the creation of development districts and tax increment funds for those districts by Ordinance. City Charter, Art. II, §§ (62)(b), (e). The City can then issue bonds for the purpose of financing development in the District. In order to issue such bonds, however, the City must first: (1) designate by ordinance an area or areas within the City as a “development district”; and (2) “provide that until the bonds have been fully paid or thereafter,” a specified increment of the property taxes on real property within the development district shall be paid into a special fund and applied only to certain authorized purposes. City Charter, Art. II, §§ (62)(d), (e).

The Law Department notes that the bill refers to a map in Exhibit 2, but no map is attached to the First-Reader version of this bill. It is assumed that the bill will be amended to include the correct map.

Subject to the inclusion of the map, the Law Department can approve the bill for form and legal sufficiency.

A handwritten signature in blue ink, appearing to read "Hilary Ruley".

Hilary Ruley
Chief Solicitor

cc: Ebony M. Thompson, Acting City Solicitor
Nina Themelis, Mayor’s Office of Government Relations
Elena DiPietro, Chief Solicitor, General Counsel Division
Ashlea Brown, Chief Solicitor
Michelle Toth, Assistant Solicitor
Desiree Lucky, Assistant Solicitor