

CITY OF BALTIMORE

BRANDON M. SCOTT, Mayor



OFFICE OF COUNCIL SERVICES

LARRY E. GREENE, Director
415 City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202
410-396-7215 / Fax: 410-545-7596
email: larry.greene@baltimorecity.gov

HEARING NOTES

Bill: 24-0595

City-Wide Affordable Housing Development District

Committee: Committee of the Whole
Chaired by: In-Part President Mosby and In-Part Councilman Bullock
Hearing Date: Tuesday, November 12, 2024
Time (Beginning): 1:20 PM
Time (Ending): 2:50 PM
Location: Council Chambers
Total Attendance: Approximately 45 - In-Person
Approximately 10 - Virtually

Committee Members in Attendance:

President Mosby Robert Stokes
John T. Bullock Mark Conway
Zeke Cohen Odette Ramos
Eric T. Costello

Bill Synopsis in the file? [X] yes [ ] no [ ] n/a
Attendance sheet in the file? [X] yes [ ] no [ ] n/a
Agency reports read? [ ] yes [ ] no [X] n/a
Video or audio-digitally recorded? [X] yes [ ] no [ ] n/a
Certification of advertising/posting notices in the file? [ ] yes [ ] no [X] n/a
Evidence of notification to property owners? [ ] yes [ ] no [X] n/a
Final vote taken at this hearing? [ ] yes [X] no [ ] n/a

Major Speakers

(This is not an attendance record.)

- Alice Kennedy, Department of Housing and Community Development
Michael Moiseyev, Department of Finance
Keenan Rice, Financial Advisor
Jared Jackson, Housing Development Officer/Citizen

## Major Issues Discussed

1. Both bills were heard simultaneously; 24-0594 and **24-0595**.
2. A PowerPoint Presentation pertaining to both bills, was given (in conjunction) by representatives from the Department of Housing and Community Development and Finance Department. **A copy is on file.**
3. President/Chairman Mosby went over the agency reports with the agency representatives.
4. Committee/council members asked questions, stated concerns, and gave comments. Some highlighted topics of discussion and/or concern were:
  - Questions
    - Is the City obligated to ensure that the bond holders are repaid?
    - How will we know the new legislation is working?
    - How can we be sure there will be a return on investment?
    - Are there any plans and/or incentives to encourage these efforts?
    - How is the selection of the properties made?
    - Will all properties be available on day one? **Answer: No**
      - Is a map available for the first round of properties? **Answer: No, not yet**
    - How can the community and small businesses take advantage of the TIFs?
    - Will technical assistance be available to the public?
    - What will future staffing for this initiative look like?
      - Will more capacity be needed to keep up with the processes needed?
    - Will more grants become available?
  - Comments
    - Pertaining to how TIF's districts are established and the background for same
  - Income Restriction
    - How long does the restriction last; especially for those who may want to sell and who does the restriction apply to?
  - Concerns:
    - Being able to afford renovations needed
    - TIF's being in the marketplace
    - Areas of the City that are and/or continue to be "disinvested in" – is of concern
    - 14<sup>TH</sup> District – concerned that some properties in the neighborhood are not on the current list; will those properties eventually be added to the list?
    - Tax Sale Reform
      - A lot of these properties will go into tax sales
        - Comment: Don't think the City is moving fast enough for reform!
    - Comments and concerns expressed regarding the payment/pay back of bonds
  - Increments
    - Which tax credits will be included in the increments?

- Using Funds vs. using Tax Credits
    - Clarification needed
    - Will investors have to choose between the two?
  - Mortgages
    - How will the mortgages work?
    - Do you have enough banks to give mortgages?
    - Request by Councilmember Ramos:
      - When available, provide a breakdown for the first found of properties
5. One (1) person signed up to testify; he supported both bills.
  6. Councilman/Chairman Bullock briefly went over the three (3) proposed amendments:
    - \* Law Department's
    - \* President Mosby's, and
    - \* Department of Housing and Community Development's
  7. Hearing called to recess; to reconvene at a later date.
- 

### Further Study

Was further study requested?

Yes  No

If yes, describe.

1. See request above, "highlighted in red and yellow."
- 

*Marguerite M. Currin*

Marguerite M. Currin, Committee Staff  
cc: Bill File  
OCS Electronic File

Date: November 14, 2024



## Baltimore City Council Committee Hearing Attendance Record

Subject: <b>Ordinance</b> - City-Wide Affordable Housing Development District	Bill #: 24-0595
Committee: Committee of the Whole	Chair: President Nick Mosby
Date: <b>Tuesday, November 12, 2024</b>	Time: 1:01 PM

Location: **Council Chambers**

PLEASE PRINT CLEARLY

CHECK HERE TO TESTIFY

First Name	Last Name	Address / Organization / Email	<u>Testify</u>	What is your position on this bill?		Lobbyist: Are you registered in the City?*	
				For	Against	Yes	No
John	Doe	400 N. Holliday St. Johndoenbmore@yahoo.com	✓	✓	✓	✓	✓
Alice Kennedy - DHCD							
Michael <sup>Moiseyev</sup> Moxter - Finance							
Keenan Rice							
Jared Jackson							

\*NOTE: IF YOU ARE COMPENSATED OR INCUR EXPENSES IN CONNECTION WITH THIS BILL, YOU MAY BE REQUIRED BY LAW TO REGISTER WITH THE CITY ETHICS BOARD AS A LOBBYIST. REGISTRATION CAN BE DONE ONLINE AND IS A SIMPLE PROCESS. FOR INFORMATION VISIT: [HTTPS://ETHICS.BALTIMORECITY.GOV/](https://ethics.baltimorecity.gov/) OR CALL: 410-396-4730

# City of Baltimore

City Council  
City Hall, Room 408  
100 North Holliday Street  
Baltimore, Maryland 21202

## Meeting Minutes - Final

### Committee of the Whole

---

Tuesday, November 12, 2024

1:01 PM/Virtual/Du Burns Chambers, 4th Floor, City Hall, Phone:  
+1-408-418-9388, Access Code: 2338 477 6134, Password:  
Public, Link: [https://bmore.webex.com/bmore/j.php?](https://bmore.webex.com/bmore/j.php?MTID=m93bc67f7c1e7ef8a2948eaec4c1837ad)  
MTID=m93bc67f7c1e7ef8a2948eaec4c1837ad

---

24-0595

#### CALL TO ORDER

#### INTRODUCTIONS

#### ATTENDANCE

- Present** 7 - Eric T. Costello, John T. Bullock, Mark Conway, Odette Ramos, President Nicholas J. Mosby, Robert Stokes Sr., and Zeke Cohen
- Excused** 1 - Sharon Green Middleton
- Absent** 7 - Isaac "Yitzy" Schleifer, James Torrence, Kristerfer Burnett, Phylcia Porter, Ryan Dorsey, Danielle N. McCray, and Antonio Glover

#### ITEM SCHEDULED FOR PUBLIC HEARING

24-0595

##### **City-Wide Affordable Housing Development District**

For the purpose of designating a "development district" to be known as the "City-Wide Affordable Housing Development District"; providing for and determining various matters in connection with the establishment of the development district; creating a special, tax increment fund for the development district; to provide for the financing of costs associated with the rehabilitation of vacant units and the development of affordable housing; allocating certain property taxes to that fund; making certain findings and determinations; providing for a special effective date; and generally providing for matters relating to the designation and operation of the development district, the establishment and use of the special, tax increment fund to provide for the payment by or reimbursement to the City for debt service which the City is obligated to pay or has paid (whether such obligation is general or limited) on any special obligation bonds or notes issued by the City, the replenishment of any reserve fund established for any bonds, and the payment of certain expenses and administrative costs related to the operation of the development district; and providing for a special effective date.

**Sponsors:** City Council President (Administration)

Hearing called to recess; to reconvene at a later date.

**ADJOURNMENT**