

**CITY OF BALTIMORE  
COUNCIL BILL 21-0173  
(First Reader)**

---

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

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 Home Repairs Grant Program**

3 FOR the purpose of establishing the Baltimore City Home Repairs Grant Program; specifying the  
4 purpose of the Program; establishing eligibility criteria for the Program; specifying the  
5 assistance provided by the Program; defining certain terms; and generally relating to the  
6 Baltimore City Home Repairs Grant Program.

7 BY adding

8 Article 13 - Housing and Urban Renewal  
9 Section(s) 6D-1 through 6D-8, to be under the new subtitle designation,  
10 "Subtitle 6D. Baltimore City Home Repairs Program"  
11 Baltimore City Code  
12 (Edition 2000)

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

15 **Baltimore City Code**

16 **Article 13. Housing and Urban Renewal**

17 **SUBTITLE 6D. BALTIMORE CITY HOME REPAIRS PROGRAM**

18 **§ 6D-1. DEFINITIONS.**

19 (A) *IN GENERAL.*

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

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

**Council Bill 21-0173**

1 (B) *ACCESSIBILITY REPAIR.*

2 (1) *IN GENERAL.*

3 “ACCESSIBILITY REPAIR” MEANS A HOME REPAIR OR IMPROVEMENT THAT ALLOWS AN  
4 INDIVIDUAL WITH A DISABILITY TO MOVE ABOUT THE INDIVIDUAL’S RESIDENCE IN A  
5 SIMILAR OR LESS AMOUNT OF TIME AND WITH A SIMILAR OR LESS AMOUNT OF EFFORT  
6 THAN WOULD TAKE AN INDIVIDUAL WITHOUT A DISABILITY.

7 (2) *INCLUSIONS.*

8 “ACCESSIBILITY REPAIR INCLUDES:

9 (I) CONSTRUCTING RAMPS;

10 (II) WIDENING DOORWAYS; AND

11 (III) MODIFYING SPACES TO ACCOMMODATE MOBILITY AIDS.

12 (C) *DEPARTMENT.*

13 “DEPARTMENT” MEANS THE BALTIMORE CITY DEPARTMENT OF HOUSING AND  
14 COMMUNITY DEVELOPMENT.

15 (D) *DESIGNATED IMPACT INVESTMENT NEIGHBORHOOD.*

16 “DESIGNATED IMPACT INVESTMENT NEIGHBORHOOD” OR “DIIN” MEANS A  
17 NEIGHBORHOOD THAT HAS BEEN IDENTIFIED BY THE DEPARTMENT AS AN AREA THAT:

18 (1) HAS HISTORICALLY BEEN OVERLOOKED BY INVESTORS AND REVITALIZATION  
19 INITIATIVES; AND

20 (2) HAS ASSETS THAT CAN PROVIDE A CENTRAL FOCUS FOR REVITALIZATION,  
21 INCLUDING:

22 (I) PUBLIC MARKETS;

23 (II) PUBLIC SPACE;

24 (III) MAJOR TRANSIT CORRIDORS; AND

25 (IV) EMERGING HOUSING AND COMMERCIAL DEVELOPMENT ACTIVITY.

26 (E) *EMERGENCY REPAIR.*

27 “EMERGENCY REPAIR” MEANS ANY HOME REPAIR THAT, IF NOT MADE IN A TIMELY  
28 MANNER, WILL LIKELY RESULT IN AN IMMEDIATE RISK TO THE HEALTH AND SAFETY OF THE  
29 HOME’S RESIDENTS OR THE RESIDENTS OF NEIGHBORING PROPERTIES.

**Council Bill 21-0173**

1 (F) *GENERAL REPAIR.*

2 “GENERAL REPAIR” MEANS A HOME REPAIR OR IMPROVEMENT THAT IS COMPLETED FOR AN  
3 AESTHETIC OR NON-EMERGENCY REASON.

4 (G) *INDIVIDUAL WITH A DISABILITY.*

5 “INDIVIDUAL WITH A DISABILITY” MEANS AN INDIVIDUAL WHO HAS A PHYSICAL OR  
6 MENTAL IMPAIRMENT THAT SUBSTANTIALLY LIMITS ONE OR MORE MAJOR LIFE ACTIVITY.

7 (H) *MOBILE HOME REPAIR.*

8 “MOBILE HOME REPAIR” MEANS A REPAIR TO A PORTABLE STRUCTURE THAT IS:

- 9 (1) AT LEAST 8 FEET WIDE AND 30 FEET LONG;  
10 (2) BUILT ON A PERMANENT FRAME; AND  
11 (3) DESIGNED FOR USE AS A HOME WHEN CONNECTED TO REQUIRED UTILITIES.

12 (I) *PRINCIPAL RESIDENCE.*

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

16 (J) *PROGRAM.*

17 “PROGRAM” MEANS THE BALTIMORE CITY HOME REPAIRS GRANT PROGRAM.

18 (K) *REVERSE MORTGAGE.*

19 “REVERSE MORTGAGE” MEANS THE HOME EQUITY CONVERSION MORTGAGE PRODUCTS:

- 20 (1) AUTHORIZED UNDER 12 U.S.C. 1715Z-20;  
21 (2) DESCRIBED IN 24 C.F.R. PARTS 200 AND 206; AND  
22 (3) DESCRIBED BY THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN  
23 DEVELOPMENT FEDERAL HOUSING AUTHORITY MORTGAGEE LETTERS.

24 **§ 6D-2. PROGRAM ESTABLISHED.**

25 THERE IS A BALTIMORE CITY HOME REPAIRS GRANT PROGRAM, ADMINSTRATED BY THE  
26 DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT.

**Council Bill 21-0173**

**§ 6D-3. PURPOSE OF SUBTITLE.**

THE PURPOSE OF THIS SUBTITLE IS TO REVITALIZE AND STABILIZE BALTIMORE'S NEIGHBORHOODS BY PROVIDING GRANTS FOR HOME REPAIRS TO ELIGIBLE BALTIMORE CITY HOMEOWNERS.

**§ 6D-4. ELIGIBILITY.**

A BALTIMORE CITY RESIDENT IS ELIGIBLE FOR THE PROGRAM IF THE RESIDENT:

- (1) HAS ESTABLISHED A PRINCIPAL RESIDENCE IN BALTIMORE CITY FOR A PERIOD OF 15 CONTINUOUS YEARS PRIOR TO JUNE 30, 2022;
- (2) HAS RESIDED IN BALTIMORE CITY FOR AT LEAST 15 CONTINUOUS YEARS BEFORE MOVING OUT OF BALTIMORE CITY SUBSEQUENT TO A FORECLOSURE, SHORT SALE, OR DEED IN LIEU OF FORECLOSURE ON A HOME THAT:
  - (I) WAS THE RESIDENT'S PRINCIPAL RESIDENCE FOR THOSE 15 YEARS OR WAS THE RESIDENT'S PRINCIPAL RESIDENCE WHEN THE INDIVIDUAL MOVED OUT; AND
  - (II) WAS PURCHASED OR REFINANCED DURING THE PERIOD BEGINNING ON JANUARY 1, 2001 AND ENDING ON DECEMBER 30, 2008.
- (3) HAS RESIDED IN A DESIGNATED IMPACT INVESTMENT NEIGHBORHOOD FOR:
  - (I) A PERIOD OF 10 CONTINUOUS YEARS PRIOR TO THE RESIDENT'S SUBMISSION OF AN APPLICATION TO THE PROGRAM; OR
  - (II) A PERIOD OF 10 CONTINUOUS YEARS BEFORE MOVING OUT OF THE DIIN SUBSEQUENT TO A FORECLOSURE, SHORT SALE, OR DEED IN LIEU OF FORECLOSURE ON A HOME THAT:
    - (A) WAS THE INDIVIDUAL'S PRINCIPAL RESIDENCE; AND
    - (B) WAS PURCHASED OR REFINANCED DURING THE PERIOD BEGINNING ON JANUARY 1, 2001 AND ENDING ON DECEMBER 30, 2008;
- (4) HAS A HOUSEHOLD INCOME AT OR BELOW 80% OF THE CITY'S MEDIAN INCOME OR LESS;
- (5) IS A PARTICIPANT IN THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT HOUSING CHOICE VOUCHER PROGRAM; OR
- (6) HAS AN EXISTING REVERSE MORTGAGE ON THEIR HOME.

**Council Bill 21-0173**

1     **§ 6D-5. ASSISTANCE PROVIDED.**

2             (A) *IN GENERAL.*

3             THE PROGRAM WILL PROVIDE ASSISTANCE TO ELIGIBLE RESIDENTS, AS DESCRIBED IN § 6D-  
4             4 OF THIS SECTION, FOR:

5                     (1) GENERAL REPAIRS;

6                     (2) ACCESSIBILITY REPAIRS;

7                     (3) EMERGENCY REPAIRS; AND

8                     (4) MOBILE HOME REPAIRS, IF:

9                             (I) THE MOBILE HOME IS LOCATED ON A CONCRETE OR ASPHALT PAD OR A  
10                             CINDER BLOCK;

11                            (II) THE MOBILE HOME'S AXLES HAVE BEEN REMOVED;

12                            (III) THE MOBILE HOME IS NOT LOCATED ON PROPERTY OWNED BY THE OWNER  
13                            OF THE MOBILE HOME; AND

14                            (IV) THE MOBILE HOME REPAIRS ARE EMERGENCY REPAIRS.

15             (B) *GENERAL REPAIRS.*

16             AN APPLICANT MAY RECEIVE A GRANT OF UP TO \$25,000 FOR GENERAL REPAIRS.

17             (C) *ACCESSIBILITY REPAIR.*

18             AN APPLICANT MAY RECEIVE A GRANT OF UP TO \$10,000 IN ASSISTANCE FOR  
19             ACCESSIBILITY REPAIRS.

20             (D) *EMERGENCY REPAIR.*

21             AN APPLICANT MAY RECEIVE A GRANT OF UP TO \$10,000 IN ASSISTANCE FOR AN  
22             EMERGENCY REPAIR.

23             (E) *MOBILE HOME REPAIR.*

24             AN APPLICANT MAY RECEIVE A GRANT OF UP TO \$10,000 IN ASSISTANCE FOR MOBILE  
25             HOME REPAIRS.

**Council Bill 21-0173**

**§ 6D-6. PRIORITIZATION.**

TO ENSURE THAT PROGRAM GRANTS ARE DISTRIBUTED IN AN EQUITABLE MANNER, THE DEPARTMENT SHALL PRIORITIZE APPLICATIONS:

- (1) FROM AN INDIVIDUAL WITH A HOUSEHOLD INCOME AT OR BELOW 60% OF THE AREA MEDIAN INCOME;
- (2) FOR HOME IMPROVEMENTS TO INCREASE ACCESSIBILITY FOR ELDERLY INDIVIDUALS OR INDIVIDUALS WITH A DISABILITY;
- (3) TO ELIMINATE HEALTH AND SAFETY ISSUES;
- (4) TO CORRECT BUILDING CODE, FIRE CODE, OR PROPERTY MAINTENANCE CODE VIOLATIONS;
- (5) TO MAKE HOMES ENERGY EFFICIENT; AND
- (6) TO IMPROVE THE APPEARANCE OF THE PROPERTY.

**§ 6D-7. PROGRAM FUNDING.**

PROGRAM FUNDING SHALL BE SUBJECT TO AN APPROPRIATION OF FUNDS IN ACCORDANCE WITH THE CITY CHARTER.

**§ 6D-8. RULES AND REGULATIONS.**

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

**SECTION 2. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30<sup>th</sup> day after the date it is enacted. It shall remain effective until November 30, 2024; and, immediately after that date, with no further action by the Mayor and City Council, this Ordinance will be abrogated and of no further effect.