



Legislation Text

File #: 21-0173, Version: 0

**Explanation:** Capitals indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.

\* **Warning:** This is an unofficial, introductory copy of the bill.  
The official copy considered by the City Council is the first reader copy.

**Introductory\***

**City of Baltimore  
Council Bill**

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

A Bill Entitled

An Ordinance concerning

**Baltimore City Home Repairs Grant Program**

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

By adding

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

**Section 1. Be it ordained by the Mayor and City Council of Baltimore,** That the Laws of Baltimore City read as follows:

**Baltimore City Code**

**Article 13. Housing and Urban Renewal**

**Subtitle 6D. Baltimore City Home Repairs Program**

**§ 6D-1. Definitions.**

(a) *In general.*

In this subtitle, the following words have the meanings indicated.

(b) *Accessibility repair.*

(1) *In general.*

“Accessibility repair” means a home repair or improvement that allows an individual with a disability to move about the individual’s residence in a similar or less amount of time and with a similar or less amount of effort than would take an individual without a disability.

(2) *Inclusions.*

“Accessibility repair includes:

- (i) constructing ramps;
- (ii) widening doorways; and
- (iii) modifying spaces to accommodate mobility aids.

(c) *Department.*

“Department” means the Baltimore City Department of Housing and Community Development.

(d) *Designated impact investment neighborhood.*

“Designated Impact Investment Neighborhood” or “DIIN” means a neighborhood that has been identified by the Department as an area that:

- (1) has historically been overlooked by investors and revitalization initiatives; and
- (2) has assets that can provide a central focus for revitalization, including:
  - (i) public markets;
  - (ii) public space;
  - (iii) major transit corridors; and
  - (iv) emerging housing and commercial development activity.

(e) *Emergency repair.*

“Emergency repair” means any home repair that, if not made in a timely manner, will likely result in an immediate risk to the health and safety of the home’s residents or the residents of neighboring properties.

(f) *General repair.*

“General repair” means a home repair or improvement that is completed for an aesthetic or non-emergency reason.

(g) *Individual with a disability.*

“Individual with a disability” means an individual who has a physical or mental impairment that substantially limits one or more major life activity.

(h) *Mobile home repair.*

“Mobile home repair” means a repair to a portable structure that is:

- (1) at least 8 feet wide and 30 feet long;
- (2) built on a permanent frame; and
- (3) designed for use as a home when connected to required utilities.

(i) *Principal residence.*

“Principal residence” means the one location where an individual regularly resides and is the location designated by the individual for the legal purpose of voting, obtaining a driver's license, and filing income tax returns.

(j) *Program.*

“Program” means the Baltimore City Home Repairs Grant Program.

(k) *Reverse mortgage.*

“Reverse mortgage” means the home equity conversion mortgage products:

- (1) authorized under 12 U.S.C. 1715Z-20;
- (2) described in 24 C.F.R. parts 200 and 206; and
- (3) described by the United States Department of Housing and Urban Development Federal Housing Authority Mortgagee Letters.

**§ 6D-2. Program established.**

There is a Baltimore City Home Repairs Grant Program, administrated by the Department of Housing and Community Development.

**§ 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.

#### § 6D-5. Assistance provided.

(a) *In general.*

The Program will provide assistance to eligible residents, as described in § 6D-4 of this section, for:

(1) general repairs;

(2) accessibility repairs;

(3) emergency repairs; and

(4) mobile home repairs, if:

(i) the mobile home is located on a concrete or asphalt pad or a cinder block;

(ii) the mobile home's axles have been removed;

(iii) the mobile home is not located on property owned by the owner of the mobile home; and

(iv) the mobile home repairs are emergency repairs.

(b) *General repairs.*

An applicant may receive a grant of up to \$25,000 for general repairs.

(c) *Accessibility repair.*

An applicant may receive a grant of up to \$10,000 in assistance for accessibility repairs.

(d) *Emergency repair.*

An applicant may receive a grant of up to \$10,000 in assistance for an emergency repair.

(e) *Mobile home repair.*

An applicant may receive a grant of up to \$10,000 in assistance for mobile home repairs.

**§ 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.