

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2009, Legislative Day No. 6
Resolution No. 20-09

Mr. Joseph Bartenfelder, Councilman

By the County Council, March 16, 2009

A RESOLUTION of the Baltimore County Council to approve the review of a proposed planned unit development in accordance with County law.

WHEREAS, County law requires that an application for approval of a site for a planned unit development be submitted to the County Council member in whose district the development is proposed to be located; and

WHEREAS, Associated Catholic Charities, Inc. has submitted an application for approval of a 7.39± acre site in the Sixth Councilmanic District, located at 4313 Fitch Avenue, to be developed as a general development planned unit development (PUD); and

WHEREAS, the PUD proposes the development of an affordable senior (62 years of age and older) housing project, featuring a maximum of 180 one-bedroom apartment units contained in 2 four-story residential buildings with associated parking and amenities for the residents; and

WHEREAS, the approval of this PUD and the resulting redevelopment of the site with age-restricted affordable apartments for seniors will fill a need within the community, as recognized by the Baltimore County Master Plan 2010 and Baltimore County's own Five Year Consolidated Plan FY 2007-2011, for additional housing opportunities for Baltimore County's growing senior population, particularly assisted

housing, thereby providing a significant community benefit. With the programs used to finance this project, as it is doing at its other affordable senior communities in Baltimore County, Catholic Charities will serve the housing needs of seniors earning less than 50% of median income as well as those seniors earning between 50% and 60% of median income. The average annual income of residents at Catholic Charities' existing communities is actually closer to 25% of median income.

Baltimore County is projected to have the highest percentage of seniors compared to other jurisdictions in the Baltimore region. According to Baltimore County's Consolidated Plan data, these income levels represent a significant portion of the elderly population in the County, many of whom are experiencing or will experience housing problems in the future. Catholic Charities reports that it has a waiting list of 3,000 people for its 1,443 existing apartments. With this Fitch Avenue project in place, 180 additional seniors will have access to safe and affordable housing.

In addition to a safe and affordable place to live, Catholic Charities offers its residents a wide range of services and social and educational activities. With the appropriate funding in place, Catholic Charities is able to offer additional services to its residents under the Congregate Housing Services Program (CHS), which includes meals, light housekeeping, personal care services, social work/case management, and transitional planning. The CHS Program helps maintain the independence of seniors by allowing them to continue living on their own as they begin to experience physical health changes.

Catholic Charities' Service Coordinators also work closely with area senior centers to locate resources for their residents and initiate educational and other programs.

Catholic Charities also offers Answers for the Aging, an information and referral service for seniors. Answers for the Aging is not limited to Catholic Charities' programs and provides seniors with information on services throughout Maryland and surrounding states; and

WHEREAS, in consideration of the proposal, the County Council approves a modification of density for the proposed PUD to permit a total of 180 dwelling units on the property where this type of residential use would not otherwise be permitted due to the property's existing industrial (ML-IM) zoning classification; and

WHEREAS, the County Council finds that the proposed site for the PUD is eligible for County review in accordance with Section 32-4-242 of the County Code and has given public notice of this Resolution as required by law; now, therefore

BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the proposed site for the general development planned unit development, filed by Associated Catholic Charities, is eligible for County review in accordance with Section 32-4-242 of the County Code; and be it further

RESOLVED, that a copy of this Resolution be sent to the Baltimore County Department of Permits and Development Management and the Office of Planning.