

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2013, Legislative Day No. 18

Resolution No. 114-13

Mrs. Cathy Bevins, Councilwoman

By the County Council, November 4, 2013

A RESOLUTION of the County Council of Baltimore County to disapprove the project known as “Homes at McCormick, Townhomes,” (the “Project”) as identified in an application for financing submitted to the Department of Housing and Community Development of Maryland (“DHCD”) by Homes for America (the “Developer”).

WHEREAS, the County Council recognizes there is a significant need for affordable decent, safe and sanitary housing in Baltimore County, Maryland for households of low or limited incomes and generally supports programs and projects aimed at alleviating this condition; and

WHEREAS, in accordance with State law governing certain housing programs it administers, DHCD is required to work closely, and consult and cooperate with the local elected officials for the jurisdiction in which a proposed project is to be located; and

WHEREAS, the Developer submitted an application for financing to DHCD on September 11, 2012 for the Project, which includes 50 low/moderate income housing units to be located at 5501 McCormick Avenue, Baltimore, Maryland, 21206; and

WHEREAS, on May 8, 2013, the Developer attended a general membership meeting of the Hazelwood-Park East Civic Association, Inc. to present its proposed plans for the Project to residents and stakeholders from the surrounding community; and

WHEREAS, the County Council understands there is little, if any, community support for the Project; in particular, letters of opposition have been submitted by the Hazelwood-Park East Community Association, Inc. and the Holland Hill Improvement Association, Inc.; and

WHEREAS, the proposed location of the Project does not offer convenient access to public transportation or nearby amenities, including a grocery store; and

WHEREAS, the Baltimore County Public School that would serve the Project, McCormick Elementary School, is currently operating above the threshold of state-rated capacity for students and is overcrowded; and

WHEREAS, the proposed location for the Project is not within the mapped boundaries of a designated “Community of Opportunity” area, as shown on the DHCD website; and

WHEREAS, the County Council has reviewed the prospective advantages and disadvantages of the Developer’s proposal and, after due consideration, opposes the Project at its proposed location; and

WHEREAS, the 2013 Maryland Qualified Allocation Plan and accompanying Program Guide revised the local approval process for certain projects and financing requests received by DHCD; and

WHEREAS, upon notification to a local jurisdiction of their intent to review a project for financing through one or more of their programs, and in the event the local jurisdiction does not support the project, DHCD now requires a resolution disapproving the project, including the reasons for disapproval, within 45 days of the date of notification;

NOW, THEREFORE, BE IT RESOLVED, that for the reasons stated above, the County Council of Baltimore County hereby disapproves of the Project known as “Homes at McCormick, Townhomes,” as identified in an application for financing submitted to the Department of Housing and Community Development of Maryland by Homes for America, to be located at 5501 McCormick Avenue, Baltimore, MD 21206; and

BE IT FURTHER RESOLVED, that a copy of this Resolution shall be sent to the Secretary of the Department of Housing and Community Development of the State of Maryland; and

BE IT FURTHER RESOLVED, that a copy of this Resolution shall be sent to the County Executive of Baltimore County, Maryland.