

INTRODUCTORY*

**CITY OF BALTIMORE
COUNCIL BILL _____**

Introduced by: President Mosby

A BILL ENTITLED

AN ORDINANCE concerning

Baltimore City Home Repairs Program

FOR the purpose of establishing the Baltimore City Home Repairs 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 Program.

BY adding

Article 13 - Housing and Urban Renewal
Section(s) 2D-1 through 2D-7, to be under the new subtitle designation,
“Subtitle 2D. 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 2D. BALTIMORE CITY HOME REPAIRS PROGRAM

§ 2D-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

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

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INDIVIDUAL WITH A DISABILITY TO MOVE ABOUT THE INDIVIDUAL'S RESIDENCE IN A SIMILAR AMOUNT OF TIME AND WITH A SIMILAR AMOUNT OF EFFORT THAT IT 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 AND 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) *MOBILE HOME REPAIR.*

“MOBILE HOME REPAIR” MEANS A REPAIR TO A PORTABLE STRUCTURE AT LEAST 8 FEET WIDE AND 30 FEET LONG, BUILT ON A PERMANENT FRAME AND DESIGNED FOR USE AS A HOME WHEN CONNECTED TO REQUIRED UTILITIES.

(H) *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.

(I) *REVERSE MORTGAGE.*

“REVERSE MORTGAGE” MEANS A FINANCIAL AGREEMENT IN WHICH A HOMEOWNER RELINQUISHES EQUITY IN THEIR HOME IN EXCHANGE FOR REGULAR PAYMENTS.

§2D-2. PROGRAM ESTABLISHED.

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

§2D-3. PURPOSE OF SUBTITLE.

THE INTENT OF THE MAYOR AND CITY COUNCIL OF BALTIMORE CITY IS TO REVITALIZE AND STABILIZE BALTIMORE’S NEIGHBORHOODS BY PROVIDING GRANTS FOR HOME REPAIRS TO ELIGIBLE BALTIMORE CITY HOMEOWNERS.

§2D-4. ELIGIBILITY.

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

- (1) HAS ESTABLISHED BALTIMORE CITY RESIDENCE 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; 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 PRINCIPAL RESIDENCE OF THE RESIDENT; 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 AREA'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.

§2D-5. ASSISTANCE PROVIDED.

(A) *IN GENERAL.*

THE PROGRAM WILL PROVIDE ASSISTANCE TO SELECTED APPLICANTS FOR:

- (1) GENERAL REPAIRS;
- (2) ACCESSIBILITY REPAIRS;
- (3) 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 REPAIR WILL LIKELY RESULT IN AN IMMEDIATE RISK TO THE HEALTH AND SAFETY OF THE RESIDENTS OF THE MOBILE HOME AND THE RESIDENTS OF NEIGHBORING PROPERTIES IF IT IS NOT MADE IN A TIMELY MANNER; AND
- (4) 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) *MOBILE HOME REPAIR.*

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

(E) *EMERGENCY REPAIR.*

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

§2D-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.

§2D-7. PROGRAM FUNDING.

(A) *IN GENERAL.*

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

(B) *AVAILABILITY OF ASSISTANCE.*

THE AVAILABILITY OF ASSISTANCE PROVIDED THROUGH THE PROGRAM SHALL BE SUBJECT TO THE AVAILABILITY OF PROGRAM FUNDS.

SECTION 2. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 30th 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.