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PLAINTIFF'S EXHIBIT NO. 6

CASE NO. MJG 95 - 309

IDENTIFICATION: _____

ADMITTED: _____

Site Research Project

prepared for

ACLU of Maryland

Baltimore, Maryland

prepared by

Urban Information Associates, Inc.

Baltimore, Maryland

April, 2003

Overview

The purpose of the research contained in this report is to document the observed patterns associated with decisions to build -- or not to build -- residential projects in Baltimore City over the last three decades.

In 1967, the City of Baltimore applied for a grant for a comprehensive demonstration program under the newly-enacted Model Cities legislation.¹ Included in the grant application document is the following statement under its Major Findings and Implications:

Increasing concentrations of Negroes living in substandard housing and in public housing projects [reference to other sections of the document]. The pattern of de facto segregated housing among impoverished and near poor Negroes reinforces the conditions of poverty and related social disorganization. Expanded housing choice must be a major aspect of planning.

The same 1967 document goes on to recognize the undesirable consequences of a "racially-closed housing market" by listing the following concepts governing the City's Concept Plan:

Without relieving the intense pressure on Inner City housing by increasing the supply of housing available on an open-occupancy basis, the problem of spreading slums within and surrounding Neighborhood Areas [the target areas of the demonstration program] will continue to grow beyond the capabilities of housing improvement programs.

For the foreseeable future, the opportunities to improve housing opportunities in the Neighborhood Areas will be much greater than opportunities to expand housing opportunities outside of the Inner City.

The last paragraph suggests, without much elaboration, the limitations to pursuing a

¹ Baltimore Model Cities Neighborhood: Application to the Department of Housing and Urban Development for a grant to plan a Comprehensive City Demonstration Program, by the City of Baltimore, Maryland, April 26, 1967.

near term objective of developing housing for low income minority groups outside of Baltimore's poor Inner City neighborhoods. In practice, over a period of decades, public housing projects and other assisted housing developments available to Baltimore City's low income African American families were, almost invariably, located in majority Black neighborhoods or in what we now refer to as "impacted" areas. These impacted areas (defined further in the following section) are those areas of the City characterized as having nearly all (typically, 90 percent and above) Black populations and marked by high concentrations of poverty and social distress.

This research investigates whether other options might have been pursued in providing housing choices to Baltimore City's low income African-American families. Were there limitations in the availability of land? Were there obstacles to acquiring land suitable for family housing? Were there other impediments that could account for the lack of publicly assisted housing for minority families in areas other than those with highest levels of economic and social distress?

Approach to Site Research

The researcher reviewed various sites in Baltimore City used for or considered for residential development over the last three decades. These sites include:

- parcels of land, at one time owned by the City of Baltimore (Mayor and City Council), that were later conveyed to private developers, usually for use as market rate housing;
- parcels of land in non-impacted areas, available on the private market and developed by private developers for market rate housing;
- parcels of land in non-impacted areas, that might have been developed for family housing. They were developed as senior housing projects; and
- parcels of land in non-impacted areas, that were approved by the Housing Authority of Baltimore City for development as public housing. As a result of community opposition and other unknown factors, the proposed projects did not move forward.

In most cases, the researcher personally visited the sites in question. Documentation of the development to determine when the housing was constructed came from various sources, including:

- land records of Baltimore City

- building permit reports maintained by the Baltimore Metropolitan Council or its predecessor agency, the Regional Planning Council
- reports of assisted housing published by the Regional Planning Council
- lists of assisted housing projects available on the web sites of the U.S. Department of Housing and Urban Development or the Maryland Department of Housing and Community Development
- Real Property database maintained by Maryland's Department of Assessments and Taxation
- local knowledge

We looked at the socioeconomic conditions of the communities at the time that the subject residential developments were being constructed. Specifically, we determined the two indicators used to identify impacted areas. For this purpose, we are using the following two measures, used in the Partial Consent Decree:

- percentage minority population - for the purpose of this analysis, the minority population consists of black or African American persons. Baltimore City's minority population is overwhelmingly black, representing 64.3 percent of the City's population in 2000. By contrast, other racial and ethnic groups account for the followings percentages of Baltimore City's 2000 population: Asians and Pacific Islanders, 1.6%; American Indians, 0.3%; and Hispanics, 1.7 %; Other race, 0.7%. Additionally, we see that these other minority groups do not exhibit the same behavior, or may not have the same constraints, in housing market as the African American community. Census tracts with less than 26 percent² black population in 1990 are considered non-impacted.
- percentage of families below the poverty level - Census tracts with less than 10 percent³ of families below the poverty line in 1990 are in non-impacted areas.

These measures were obtained for census tracts in which the subject sites or residential developments were located. The data, obtained from the U.S. Bureau of the Census' decennial census of population and housing. The census year, 1970, 1980 or 1990, that was used was the one which would have been available at the time the specific residential project was being proposed or planned. The 2000 census indicators are also provided for reference.

² Baltimore Metropolitan Area average, 1990

³ Baltimore Metropolitan Area average, 1990

Findings

The following points identify some of the key themes that emerge from a review of some three dozen residential development opportunities in Baltimore City over a period extending from the late 1960's to the present. While the examples reviewed are by no means comprehensive, we believe that additional examples would serve to reinforce the points listed below.

- During the 1970's and 1980's there were a number of opportunities for Baltimore City officials to develop new public housing in areas that then would have been identified as "non-impacted" areas. Many of these opportunities were to be found in areas of North and Northwest Baltimore.
- Some of these development opportunities were associated with City-owned land, including parcels or buildings identified by the Baltimore City Public Schools and land holdings that became available for development after major highway projects were completed or abandoned.
- When publicly owned land was conveyed for private residential development, the resulting housing tended to serve the high end of the area's housing market. Examples of this include the Canton Square residential development in the Boston Street corridor in Southeast Baltimore, the townhouses and swim club development just south of the Federal Reserve Bank facility in the Federal Hill area of South Baltimore, and, more recently, the new townhouses constructed on Covington Street, just west of Key Highway near Baltimore's Inner Harbor.
- There were instances in which the Housing Authority of Baltimore City identified sites, in non-impacted areas, suitable for new public housing. In the face of community opposition, or for other undetermined reasons, these plans did not move forward. Occasionally, these sites, such as the Buena Vista Apartments in Hampden, provided opportunities for affordable housing. But there were gaps, for a period of years, during which opportunities for providing housing to Baltimore's low income residents were missed.
- While public housing projects were almost always developed in areas of high minority population concentration and with above average concentrations of poverty, there was more latitude shown in locating public housing or assisted housing projects for the elderly.

It should be noted that, during the relevant time period, Baltimore City owned land in other jurisdictions in the Baltimore region. However, in conducting this site research

we limited our investigation to residential projects or potential residential projects located in Baltimore City.

In summary, we focused primarily on City sites that were developed for townhouses or multi-family housing and, therefore, presumptively suitable for those residential uses. Explanations may be offered for the failure to use any particular site for public housing; however, the central finding of this report is that numerous sites were available, none of which were used to develop public housing. In our opinion, the information assembled demonstrates an aversion to the placement of family public housing in non-impacted neighborhoods.

Profiles of individual residential developments or development opportunities are provided on the following Site Profile pages.

ACLU Site Research Project
City Owned Land Developed for Residential Use

Development Name: BRIGHTLEAF

Location: Northeast corner of Ivymount and Rogene Drive in Mount Washington neighborhood of North Baltimore.

2000 Census Tract: 2715.01

Description: This residential development consisting of about 30 townhouses was constructed on a 5.5 acre vacant school site. The development was built by a joint venture of A & R Development Corp./ Waterford Group, Inc. The developers conveyed title to the land to the Brightleaf Homeowners Association in January 1986.

Socioeconomic Indicators:

	<u>1980</u>	<u>2000</u>
Percent minority population:	7.9	9.1
Percent of families in poverty:	1.8	1.8

Additional notes:

Deed between A & R – Waterford Joint Venture, grantor, and Mayor and City Council of Baltimore, grantee. February 20, 1986 SEB/ 850/ 384

ACLU Site Research Project
City Owned Land Developed for Residential Use

Development Name: WEINBERG WOODS

Location: East side of Clarks Lane (3211 Clarks Lane) in the Cheswolde neighborhood of Northwest Baltimore.

2000 Census Tract: 2720.02

Description: Weinberg Woods is a senior housing apartment project Developed by CHAI, a no-profit developer affiliated with The Associated. This housing development was built in 1999 on 2.745 acres of land owned by the City of Baltimore and sold to the development group for \$25,000. Previously, this parcel had been a portion of the land occupied by the former Curtis-Wright Airfield.

Socioeconomic Indicators:

	1990	2000
Percent minority population:	4.0	10.1
Percent of families in poverty:	5.5	8.2

Additional notes:

Deed from Mayor and City Council 8/25/ 1998 PMB 7619/ 33

ACLU Site Research Project
City Owned Land Developed for Residential Use

Development Name: CANTON SQUARE

Location: Boston Street corridor in Canton area of Southeast Baltimore City.

2000 Census Tract: 0104.00

Description: These market rate townhouses, currently assessed in the range of \$200,000 and \$300,000, were built on land acquired by the City of Baltimore for the eastward extension of I-83. When that expressway project was abandoned under public pressure, the land, held by the Interstate Division for Baltimore City was made available for private development. The project was developed by the joint venture of A & R Development/ Waterford Development Group in the late 1980's.

The development consists of 133 townhouses extending over 9 blocks.

Socioeconomic Indicators:

	<u>1990</u>	<u>2000</u>
Percent minority population:	0.8	2.5
Percent of families in poverty:	14.6	13.4

Additional notes:

Deed reference: December 19, 1986 SEB/ 1172/ 110

ACLU Site Research Project
City Owned Land Developed for Residential Use

Development Name: COVINGTON STREET

Location: The 900 and 1000 blocks of Covington Street, off of Key Highway
In South Baltimore near the Inner Harbor.

2000 Census Tract: 2402.00

Description: This is a group of 20 two-story market rate townhouses completed by developer Jay French (840 Key Highway Corporation) in 1999. According to the developer, the Baltimore Development Corporation issued an RFP in May 1997. The project was awarded to the developer and the land conveyed in late 1998. The development was part of the Key Highway Urban Renewal Plan, established by City Ordinance 622 in 1986.

Socioeconomic Indicators:

	1990	2000
Percent minority population:	0.1	0.0
Percent of families in poverty:	6.6	7.3

Additional notes:

901 Covington Street Purchased from 840 Key Highway LLP
Deed Reference 12-21-1998 FMC 07987-0119

Deed between 840 Key Highway LLP and Mayor and City Council,
12-16-1998 FMC 7987-0119

ACLU Site Research Project
City Owned Land Developed for Residential Use

Development Name: MONTGOMERY URBAN RENEWAL AREA

Location: The 700 and 800 blocks of S. Sharp Street and the 200 block of W. Hill Street in the Otterbein area of South Baltimore.

2000 Census Tract: 2301.00

Description: These market rate townhouses with separate garages were built on surplus land made available after the completion of the I-395 expressway spur into Baltimore's Inner Harbor area. In addition to the townhouses, the Otterbein Swim Club is a part of this development.

Socioeconomic Indicators:

	1980	2000
Percent minority population:	35.5	43.7
Percent of families in poverty:	28.1	26.3

Additional notes:

Deed Reference for 706 S. Sharp Street
Congress Square Limited Partnership 5-26-1987 SEB 01305-0126

ACLU Site Research Project
City Owned Land Developed for Residential Use

Development Name: CHRIST CHURCH HARBOR APARTMENTS

Location: 600 Light Street in the Otterbein neighborhood, adjacent to the Inner Harbor in South Baltimore.

2000 Census Tract: 2201.00

Description: These senior housing apartments were developed as part of a project that included a nursing home and health care center. The project, completed in 1974, was financed with the assistance of HUD's section 236 Rental and Cooperative Housing new construction program.

Socioeconomic Indicators:

	1970	2000
Percent minority population:	50.1	17.7
Percent of families in poverty:	27.9	6.9

Additional notes:

Deed Reference:
Christ Church Harbor Apartments, Inc.
01-15-1971 RHB 02728-0133

ACLU Site Research Project
City Owned Land Developed for Residential Use

Development Name: HARBOR HILL APARTMENTS

Location: 301 Warren Avenue in the Federal Hill area of South Baltimore.

2000 Census Tract: 2201.00

Description: This condominium apartment development was another component of the adaptive reuse of the former Southern High School building (see also, Southern High Apartments Developed for senior housing) in the early 1980's.

Socioeconomic Indicators:

	1980	2000
Percent minority population:	13.0	17.7
Percent of families in poverty:	7.2	6.9

Additional notes:

Deed Reference: Mayor and City Council to Federal Hill Associates.
8-20-81 Deed 4089/ 369

ACLU Site Research Project
Privately Owned Land Developed for Residential Use

Development Name: HEATHER RIDGE

Location: Red Cedar Place and Baneberry Court in Cheswolde neighborhood of Northwest Baltimore City.

2000 Census Tract: 2720.02

Description: Approximately 180 condominium residences built in late 1970's through 1980. Site may have been part of the land holdings associated with the former Curtiss-Wright Airfield.

Socioeconomic Indicators:

	1970	2000
Percent minority population:	0.3	10.1
Percent of families in poverty:	1.4	8.2

Additional notes:

Building permits issued for units on Red Cedar Place and Baneberry Court 11/74, 7/78 and 7/80.

ACLU Site Research Project
Privately Owned Land Developed for Residential Use

Development Name: THE TOWERS

Location: East of Clarks Lane, south of Fallstaff Road in the Cheswolde neighborhood of Northwest Baltimore City – 3011, 3021, 3031 and 3041 Fallstaff Road.

2000 Census Tract: 2720.02

Description: The Towers consists of four high-rise condominium apartment buildings constructed in 1987-1988. This development was on land previously occupied by the Curtiss-Wright Airfield and now adjacent to Weinberg Woods (site profile 1.2).

Socioeconomic Indicators:

	1980	2000
Percent minority population:		10.1
Percent of families in poverty:		8.2

Additional notes:

Towers Condo filed in Plat Condo Book SEB 183
Benhurst Park Joint Venture Decl. 12-5-86 1090-210

ACLU Site Research Project
Privately Owned Land Developed for Residential Use

Development Name: ROLAND SPRINGS

Location: South side of W. Coldspring Lane east of Roland Avenue in Roland Park neighborhood of North Baltimore.

2000 Census Tract: 2714.00

Description: Roland Springs is a townhouse community consisting of about 104 residential units. According to Baltimore City land records, the development of the community by the Roland Park Limited Partnership began in 1974 with the acquisition of land parcels for the project. Title for the land was transferred to the Roland Springs Community Association beginning in September, 1975. The first deed for an individual townhouse owner was also recorded in September, 1975.

Socioeconomic Indicators:

	1970	2000
Percent minority population:	5.0	4.2
Percent of families in poverty:	2.9	2.2

Additional notes:

A multi-family building permit for 69 townhouses was issued in February, 1978.

ACLU Site Research Project
Privately Owned Parcels Developed for Residential Use

Development Name: VILLAGE OF CROSS KEYS

Location: 5000 through 5200 Falls Road, on land between Jones Falls Expressway and Falls Road, between Northern Parkway and the Poly-Western school complex on Cold Spring Lane.

2000 Census Tract: 2715.03

Description: Cross Keys was a mixed-use community, developed by the Rouse Company in the mid-1960's. While construction continued through the early 1970's, the initial phase was opened in 1965. Today the community consists of some 500 residential units, a combination of high-rise, garden and townhouse condominium and a village center with retail shops, offices and a hotel. This 72 acre development took place on land formerly owned by the private Baltimore County Club.

There is a wide variety of housing units, with prices generally in the range of \$100,000 to \$500,000.

Socioeconomic Indicators:

	1970	2000
Percent minority population:	3.9	9.4
Percent of families in poverty:	3.7	2.9

Additional notes:

The former Baltimore Country Club was sold in the early 1960's to Baltimore City for construction of the Poly-Western school complex and to the Rouse Company for the development of the Village of Cross Keys. (Ordinance 653, dated March 13, 1961 authorized the City's acquisition of land for public school purposes.)

ACLU Site Research Project
Privately Owned Parcels Developed for Residential Use

Development Name: WALKER MANOR APARTMENTS

Location: South side of Walker Avenue, just below the Baltimore City/ County line in North Baltimore. Leasing office address: 1018 Woodson Rd.

2000 Census Tract: 2708.04

Description: Walker Manor Apartments consists of 244 one-bedroom and two-bedroom garden apartments, built circa 1970. Managed by Maryland Management Company.

Socioeconomic Indicators:

	1970	2000
Percent minority population:	0.8	36.1
Percent of families in poverty:	3.3	5.6

Additional notes:

Deed reference: RHB / 3497/ 55



Account Identifier: **Ward - 27 Section - 57 Block - 5137M Lot - 021**

Owner Information

Owner Name: WALKER MANOR APARTMENTS
 C/O MARYLAND MANAGEMENT CO
Use: APARTMENTS
Mailing Address: 2613 CABOVER DR
 HANOVER, MD 21076
Principal Residence: NO
Deed Reference: 1) RHB/ 3497/ 55
 2)

Location & Structure Information

Premises Address 1000 WOODSON ROAD
 BALTIMORE 21212
Zoning R050
Legal Description 9.8437 ACRES

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No: Plat Ref:
27					57	5137M	21	80	

Special Tax Areas	Town Ad Valorem Tax Class	Primary Structure Built	Enclosed Area	Property Land Area	County Use
		0000		428,792.00 SF	11410
Stories	Basement		Type		Exterior

Value Information

	Base Value	Phase-in Assessments		
		Value As Of	As Of	As Of
		01/01/2001	07/01/2002	07/01/2003
Land:	857,580	857,500		
Improvements:	2,651,400	2,651,400		
Total:	3,508,980	3,508,900	3,508,900	3,508,900
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2002	07/01/2003
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

ACLU Site Research Project
Privately Owned Parcels Developed for Residential Use

Development Name: FOSTER AVENUE TOWNHOUSES

Location: South side of Foster Avenue, between Lakewood and Kenwood, in Canton neighborhood of southeast Baltimore.

2000 Census Tract: 0103.00

Description: A group of 31 new garage townhouses currently being constructed by Ruppert Homes on cleared land. The first group of eight homes facing Foster Avenue were completed in early 2003. They are valued at approximately \$310,000, according to assessment records.

Socioeconomic Indicators:

	1990	2000
Percent minority population:	0.7	0.5
Percent of families in poverty:	11.9	13.9

Additional notes:

Deed Reference for 2711 Foster Avenue: FMC 1063-31

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Maryland Department of Assessments and Taxation
BALTIMORE CITY
Real Property Data Search

Go Back

New Search

Account Identifier: Ward - 01 Section - 07 Block - 1858 Lot - 029

Owner Information

Owner Name: 2711 FOSTER AVENUE, LLC Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: 9654A BELAIR RD Deed Reference: 1) FMC/ 1063/ 31
BALTIMORE MD 21236 2)

Location & Structure Information

Premises Address Zoning Legal Description
2711 FOSTER AVE B022 0.031 ACRES
BALTIMORE 21224-3814

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:
1					7	1858	29	82	Plat Ref:

Special Tax Areas Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2002	2,394 SF	1,350.00 SF	11130
Stories	Basement	Type	Exterior
3	NO	END UNIT	BRICK

Value Information

	Base Value	Phase-in Assessments		
		Value As Of 01/01/2003	As Of 07/01/2002	As Of 07/01/2003
Land:	70,000	70,000		
Improvements:	233,820	242,900		
Total:	303,820	312,900	303,820	306,846
Preferential Land:	0	0	0	0

Transfer Information

Seller: SHAPIRO, MELVIN (ETAL)	Date: 02/05/2001	Price: \$1,200,000
Type: NOT ARMS-LENGTH	Deed1: FMC/ 1063/ 31	Deed2:
Seller: SHAPIRO, MELVIN	Date: 11/29/2000	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: FMC/ 890/ 38	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2002	07/01/2003
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

ACLU Site Research Project
Privately Owned Parcels Developed for Residential Use

Development Name: S. LUZERNE AVENUE TOWNHOUSES

Location: East side of S. Luzerne Avenue in Canton neighborhood of southeast Baltimore. 701 through 707 S. Luzerne.

2000 Census Tract: 0103.00

Description: A group of residential condominium garage townhouses. These units of infill housing were completed in 2002 by Ruppert Homes. These residences are valued at \$270,000, according to assessment records.


Socioeconomic Indicators:

	1990	2000
Percent minority population:	0.7	0.5
Percent of families in poverty:	11.9	13.9

Additional notes:

Deed Reference for 701 S. Luzerne: 6/28/2002 FMC 2635-449

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 Maryland Department of Assessments and Taxation BALTIMORE CITY Real Property Data Search	Go Back
	New Search

Account Identifier: Ward - 01 Section - 07 Block - 1856 Lot - 001

Owner Information

Owner Name:	DANIELS, HOPE M	Use:	RESIDENTIAL CONDO
Mailing Address:	701 S LUZERNE AVE UNIT 701 BALTIMORE MD 21224	Principal Residence:	YES
		Deed Reference:	1) FMC/ 2635/ 449 2)

Location & Structure Information

Premises Address	Zoning	Legal Description
701 S LUZERNE AVE BALTIMORE 21224-3732 CONDO UNIT: 701	R080	1652 SQ FT UNIT 701

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:
1					7	1856	1	82	Plat Ref:

Special Tax Areas	Town Ad Valorem Tax Class
Primary Structure Built	Enclosed Area
2002	1,652 SF
Property Land Area	County Use
3,375.00 SF	11160

Stories	Basement	Type	Exterior
		CONDO GARDEN	

Value Information

	Base Value	Phase-in Assessments		
		Value As Of 01/01/2003	As Of 07/01/2002	As Of 07/01/2003
Land:	54,000	54,000		
Improvements:	216,000	216,000		
Total:	270,000	270,000	143,600	270,000
Preferential Land:	0	0	0	0

Transfer Information

Seller: 701 S. LUZERNE, LLC	Date: 06/28/2002	Price: \$275,130
Type: IMPROVED ARMS-LENGTH	Deed1: FMC/ 2635/ 449	Deed2:
Seller: 701-709 S LUZERNE AVE, LLC	Date: 07/26/2001	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: FMC/ 2520/ 30	Deed2:
Seller: AARON M AARON & WF	Date: 11/25/1998	Price: \$275,000
Type: IMPROVED ARMS-LENGTH	Deed1: FMC/ 7911/ 410	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2002	07/01/2003
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

ACLU Site Research Project
Privately Owned Land Developed for Residential Use

Development Name: WASHINGTONVILLE ADDITION

Location: 1100 to 1124 Washingtonville Drive in north Baltimore in the Lake Falls community just below the Baltimore County line, east of Falls Road.

2000 Census Tract: 2713.00

Description: This is a new community of 19 large (3,000 to 4,000 square feet) single family residences built on a wooded tract by Powers homes. The project was originally conceived as a denser townhouse development by Struever Bros., Eccles & Rouse, but a lower density plan emerged after the subdivision was sold to the ultimate developer. Assessment records confirm that the homes are valued in the \$500,000+ range.

Socioeconomic Indicators:

	<u>2000</u>
Percent minority population:	5.9
Percent of families in poverty:	2.4

Additional notes:

Deed reference for 1116 Washingtonville Drive: 8/08/2002 FMC/ 2764/ 94



County Identifier: Ward - 27 Section - 15 Block - 48208 Lot - 097

Owner Information

Owner Name: MANTIS, JOHN H.
 MANTIS, SARAH L. Use: RESIDENTIAL
 Principal Residence: NO
 Mailing Address: 1116 WASHINGTONVILLE DR
 SUITE P Deed Reference: 1) FMC/ 2764/ 94
 BALTIMORE MD 21210-1201 2)

Location & Structure Information

Remises Address: 116 WASHINGTONVILLE DR
 BALTIMORE 21210-1201 Zoning: R010 Legal Description: 0.255 ACRES

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:
27					15	48208	97	80	Plat Ref:

Special Tax Areas: Town Ad Valorem Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000			91010
Stories	Basement	Type	Exterior

Value Information

	Base Value	Phase-in Assessments		
		Value As Of 01/01/2001	Value As Of 07/01/2002	Value As Of 07/01/2003
Land:	10,000	10,000		
Improvements:	0	0		
Total:	10,000	10,000	10,000	10,000
Preferential Land:	0	0	0	0

Transfer Information

Buyer:	Date:	Price:
SRH POPLAR MILL, LLC	08/08/2002	\$575,447
Seller:	Deed1:	Deed2:
NOT ARMS-LENGTH	FMC/ 2764/ 94	
Buyer:	Date:	Price:
Seller:	Deed1:	Deed2:
Buyer:	Date:	Price:
Seller:	Deed1:	Deed2:

Exemption Information

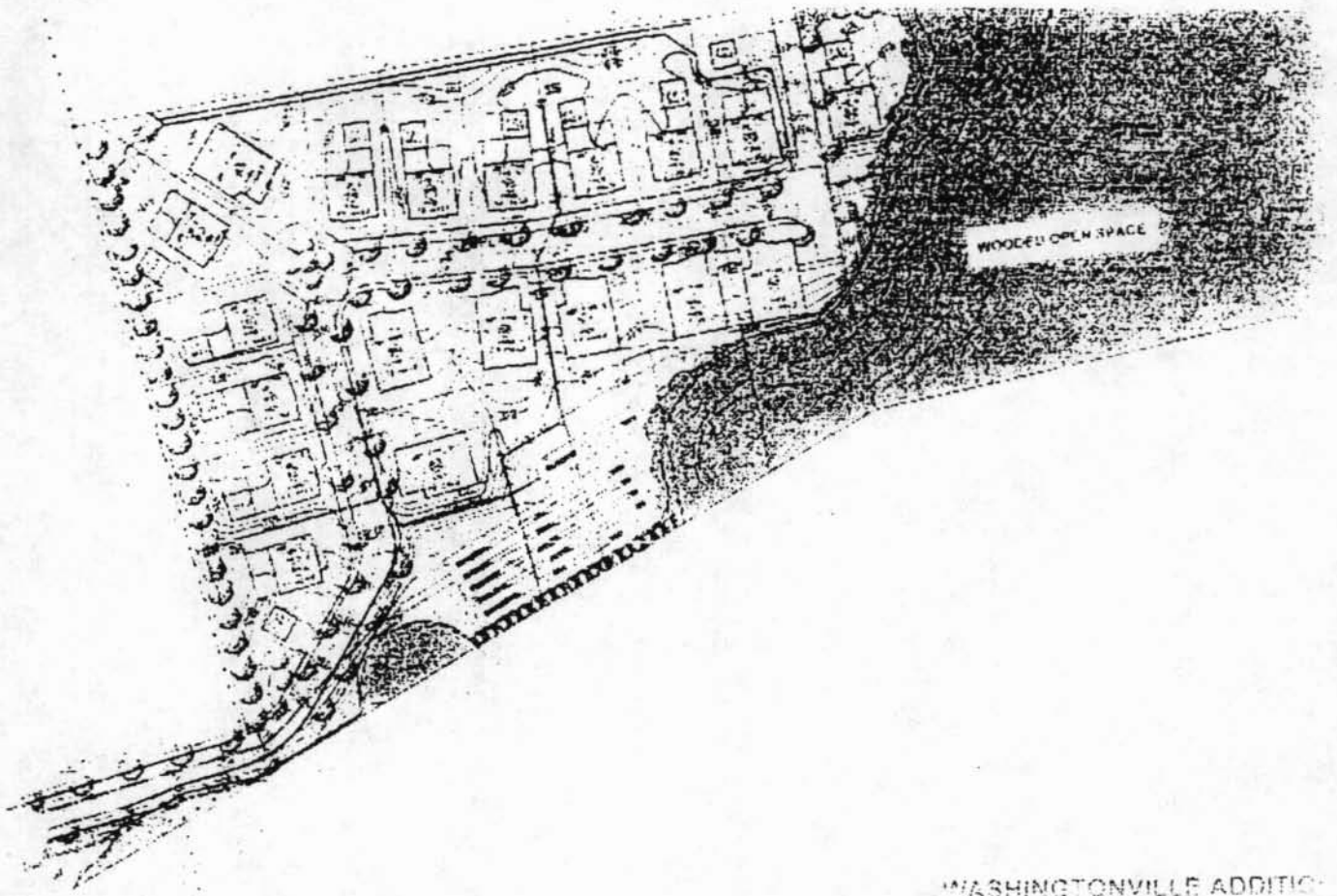
Partial Exempt Assessments	Class	07/01/2002	07/01/2003
County	000	0	0
State	000	0	0
Municipal	000	0	0

Is Exempt: NO
 Exempt Class:

Special Tax Recapture:

* NONE *

Close this window to return to main site.



WASHINGTONVILLE ADDITION

ACLU Site Research Project
Privately Owned Land Developed for Residential Use

Development Name: CAMBRIDGE WALK

Location: 2330-2353 Cambridge Walk, near Montford and Boston Streets in Canton neighborhood of southeast Baltimore City.

2000 Census Tract: 0104.00

Description: Cambridge Walk is a group of 20 new 2-car garage townhouses built on an infill site near the Canton waterfront. Assessment records indicate that the units are in the \$300,000+ price range.

<u>Socioeconomic Indicators:</u>	2000
Percent minority population:	2.5
Percent of families in poverty:	13.4

Additional notes:

Deed reference for 2331 Cambridge Walk: 8/07/2002 FMC/2760/209



Account Identifier: Ward - 01 Section - 05 Block - 1851 Lot - 002H

Owner Information

Owner Name: PINTO, CARLO M.
 PINTO, MARIA V. **Use:** RESIDENTIAL

Mailing Address: 2331 CAMBRIDGE WALK
 BALTIMORE MD 21224-3653 **Principal Residence:** YES

Deed Reference: 1) FMC/ 2760/ 209
 2)

Location & Structure Information

Remises Address: 331 CAMBRIDGE WALK
 BALTIMORE 21224-3653 **Zoning:** R080 **Legal Description:** 0.023 ACRES

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:
1					5	1851	2H	82	Plat Ref:

Special Tax Areas	Town Ad Valorem Tax Class	Primary Structure Built 2002	Enclosed Area 2,280 SF	Property Land Area	County Use 11130
Stories 3	Basement NO			Type END UNIT	Exterior BRICK

Value Information

	Base Value	Value		Phase-in Assessments	
		As Of 01/01/2003	As Of 07/01/2002	As Of 07/01/2003	As Of 07/01/2003
Land:	90,000	90,000			
Improvements:	218,180	242,520			
Total:	308,180	332,520	308,180	316,293	
Preferential Land:	0	0	0	0	

Transfer Information

Buyer: WAGNER STREET, LLC	Date: 08/07/2002	Price: \$332,723
Type: UNIMPROVED ARMS-LENGTH	Deed1: FMC/ 2760/ 209	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2002	07/01/2003
County	000	0	0
State	000	0	0
Municipal	000	0	0

Is Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

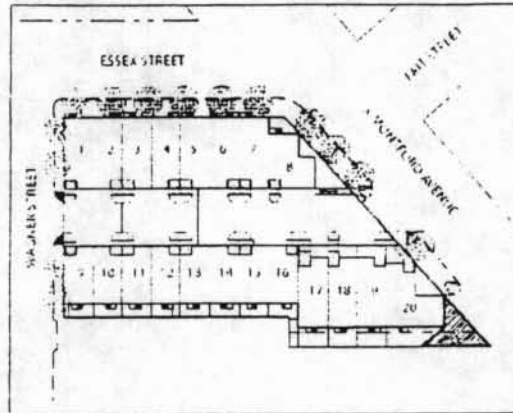


Knight
Development
Inc.

Cambridge Walk Springside Renovations

- Home
- view site plan
- view floor plans
- view site map

Cambridge Walk



Back to Top

2502 Fall Street
Baltimore, MD 21224
410-342-9522

The community of Cambridge Walk is served by a lane which divides the property and provides access to the 2-car garage which is on the ground level of each home. Each home will be sold in fee simple. The lane is owned by the Cambridge Walk Homeowners Association (HOA) and a small monthly fee will be collected from each homeowner to create a reserve for future maintenance of this lane.

The new addresses for these homes will be 2330-2353 Cambridge Walk.

ACLU Site Research Project
Privately Owned Land Developed for Residential Use

Development Name: CANTON GABLES

Location: Three rows of townhouses, 1201-1217 S. East Street, 3200-3216 Toone Street and 1200-1216 Bouldin Street in Canton neighborhood of southeast Baltimore City.

2000 Census Tract: 2611.00

Description: Ashley Custom Homes recently (2001-2002) completed the development of this group of 27 garage townhouses. The homes represent a substantial increase over the housing prices in the surrounding traditional rowhouse neighborhood. The current price of the new residences is \$299,000, according to the developer's web site.

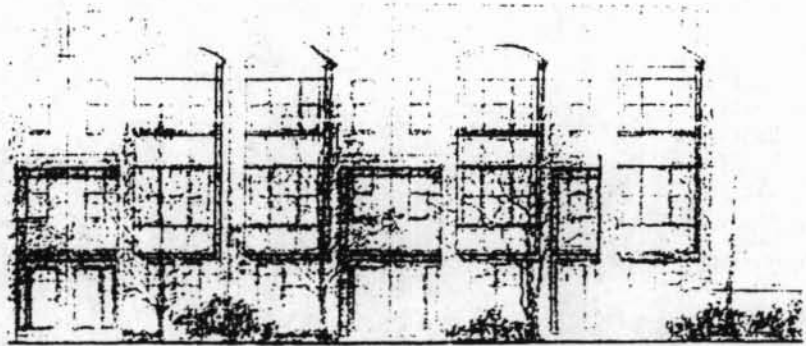
<u>Socioeconomic Indicators:</u>	2000
Percent minority population:	3.0
Percent of families in poverty:	21.0

Additional notes:

Deed reference for 3216 Toone Street: 6/16/2002 FMC/2580/468



- Ashley Homes
- Our Mission
- Management
- Communities
- Current Listings
- Canton Gables
- Lot Owners
- Endorsements
- Contact Ashley



Witness the transformation of Historic Canton in downtown Baltimore into the waterfront's hottest new center for shopping, dining and living.

Canton Gables is a community of 27 new garage townhouses with two bedrooms and 2 1/2 baths. Features include 9 foot ceilings on first floor, roof top decks, huge country kitchens and the ability to add an additional bedroom and bath.

Prices currently set at \$299k. Call 410-675-5900 for details



Account Identifier: Ward - 26 Section - 02 Block - 6481 Lot - 020

Owner Information

Owner Name: SEAY, JAMES L. Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 3216 TOONE ST Deed Reference: 1) FMC/ 2580/ 468
BALTIMORE MD 21224 2)

Location & Structure Information

Remises Address: 216 TOONE ST Zoning: R080 Legal Description: 0.022 ACRES
BALTIMORE 21224

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:
26					2	6481	20	81	Plat Ref:

Special Tax Areas: Town Ad Valorem Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		958.00 SF	11130
Stories	Basement	Type	Exterior

Value Information

	Base Value	Phase-in Assessments		
		Value As Of 01/01/2002	As Of 07/01/2002	As Of 07/01/2003
Land:	55,000	60,000		
Improvements:	225,920	243,530		
Total:	280,920	303,530	288,456	295,992
Preferential Land:	0	0	0	0

Transfer Information

seller: CANTON GABLES, LLC	Date: 06/16/2002	Price: \$325,700
type: IMPROVED ARMS-LENGTH	Deed1: FMC/ 2580/ 468	Deed2:
seller: SCHAEFER, JOANNA	Date: 08/03/2001	Price: \$270,000'
type: MULT ACCTS ARMS-LENGTH	Deed1: FMC/ 1602/ 211	Deed2:
seller: UNKNOWN	Date: 01/21/1998	Price: \$0
type: UNKNOWN	Deed1: SEB/ 6999/ 334	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2002	07/01/2003
County	000	0	0
State	000	0	0
Municipal	000	0	0

Max Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

ACLU Site Research Project
Privately Owned Land Developed for Residential Use

Development Name: GREENBERRY WOODS

Location: Greenberry Road and Greenhaven Drive off of Rogers Avenue
In Mount Washington neighborhood of northwest Baltimore.

2000 Census Tract: 2715.01

Description: Greenberry Woods is a townhouse condominium community built beginning in 1967 by the Greenberry Hill Apartments Joint Venture/ Artery Organization, Inc. According to assessment records, typical units are valued in the \$85,000 to \$150,000 range, though some are higher.

Socioeconomic Indicators:

	1970	2000
Percent minority population:	2.1	9.1
Percent of families in poverty:	3.4	1.8

Additional notes:

Deed reference for representative unit,
1933 Greenberry Road 11/14/2001 FMC/ 1899/ 431

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Maryland Department of Assessments and Taxation
BALTIMORE CITY
Real Property Data Search

Go Back
New Search

Account Identifier: Ward - 27 Section - 17 Block - 4736C Lot - 058

Owner Information

Owner Name: ANTONELLI, JOSEPH R. Use: RESIDENTIAL CONDO
Principal Residence: YES
Mailing Address: 1993 GREENBERRY ROAD Deed Reference: 1) FMC/ 1899/ 431
BALTIMORE MD 21209-4555 2)

Location & Structure Information

Premises Address 1993 GREENBERRY ROAD Zoning R020 Legal Description 2033 S.F.
BALTIMORE 21209-4555

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:
27					17	4736C	58	80	Plat Ref:

Special Tax Areas	Town Ad Valorem Tax Class	Enclosed Area	Property Land Area	County Use
Primary Structure Built 0000				11160
Stories	Basement	Type CONDO TOWNHOUSE		Exterior

Value Information

	Base Value	Value As Of 01/01/2001	Phase-in Assessments	
			As Of 07/01/2002	As Of 07/01/2003
Land:	17,000	17,000		
Improvements:	68,000	68,000		
Total:	85,000	85,000	85,000	85,000
Preferential Land:	0	0	0	0

Transfer Information

Seller: KAHN, JOANNE JENNINGS	Date: 11/14/2001	Price: \$100,000
Type: IMPROVED ARMS-LENGTH	Deed1: FMC/ 1899/ 431	Deed2:
Seller: STEFFENS, JOSEPH W	Date: 05/13/1997	Price: \$83,500
Type: IMPROVED ARMS-LENGTH	Deed1: SEB/ 6363/ 120	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2002	07/01/2003
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

ACLU Site Research Project
Privately Owned Land Developed for Residential Use

Development Name: MOUNT WASHINGTON COURT

Location: Mount Washington Court off of Rogers Avenue
In Mount Washington neighborhood of northwest Baltimore.

2000 Census Tract: 2715.01

Description: Mount Washington Hills Court Condominiums is a townhouse community developed, beginning in 1979, by Baskin Goodman Associates/ MWC Inc. The first units were occupied in 1982.

Socioeconomic Indicators:

	1970	2000
Percent minority population:	2.1	9.1
Percent of families in poverty:	3.4	1.8

Additional notes:



Maryland Department of Assessments and Taxation
BALTIMORE CITY
Real Property Data Search

Account Identifier: Ward - 27 Section - 02 Block - 5750 Lot - 041

Owner Information

Owner Name: SECRETARY OF HOUSING & URBAN DEVELOPMENT, THE Use: RESIDENTIAL
Mailing Address: 10 S. HOWARD ST. BALTIMORE MD 21201 Principal Residence: NO
Deed Reference: 1) FMC/ 3134/ 399
2)

Location & Structure Information

Premises Address: 5611 BELLE VISTA AVE BALTIMORE 21206-3439 Zoning: R010 Legal Description: 50X153-2

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:
27					2	5750	41	80	Plat Ref:

Special Tax Areas	Town Ad Valorem Tax Class
Primary Structure Built	Enclosed Area

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1924	1,370 SF	7,658.00 SF	11110
Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	STUCCO

Value Information

	Base Value	Phase-in Assessments		
		Value As Of	As Of	As Of
Land:	27,160	01/01/2001	07/01/2002	07/01/2003
Improvements:	52,850	26,410	47,990	
Total:	80,010	74,400	74,400	74,400
Preferential Land:	0	0	0	0

Transfer Information

Seller: THORTON, WILLIAM H Date: 12/03/2002 Price: \$100,900
Type: NOT ARMS-LENGTH Deed1: FMC/ 3134/ 399 Deed2:
Seller: BA MORTGAGE, LLC. Date: 12/03/2002 Price: \$100,900
Type: NOT ARMS-LENGTH Deed1: SEB/ 5083/ 294 Deed2:
Seller: BARBARA A S TRUPIA Date: 09/12/1995 Price: \$84,900
Type: IMPROVED ARMS-LENGTH Deed1: FMC/ 3134/ 399 Deed2:

Exemption Information

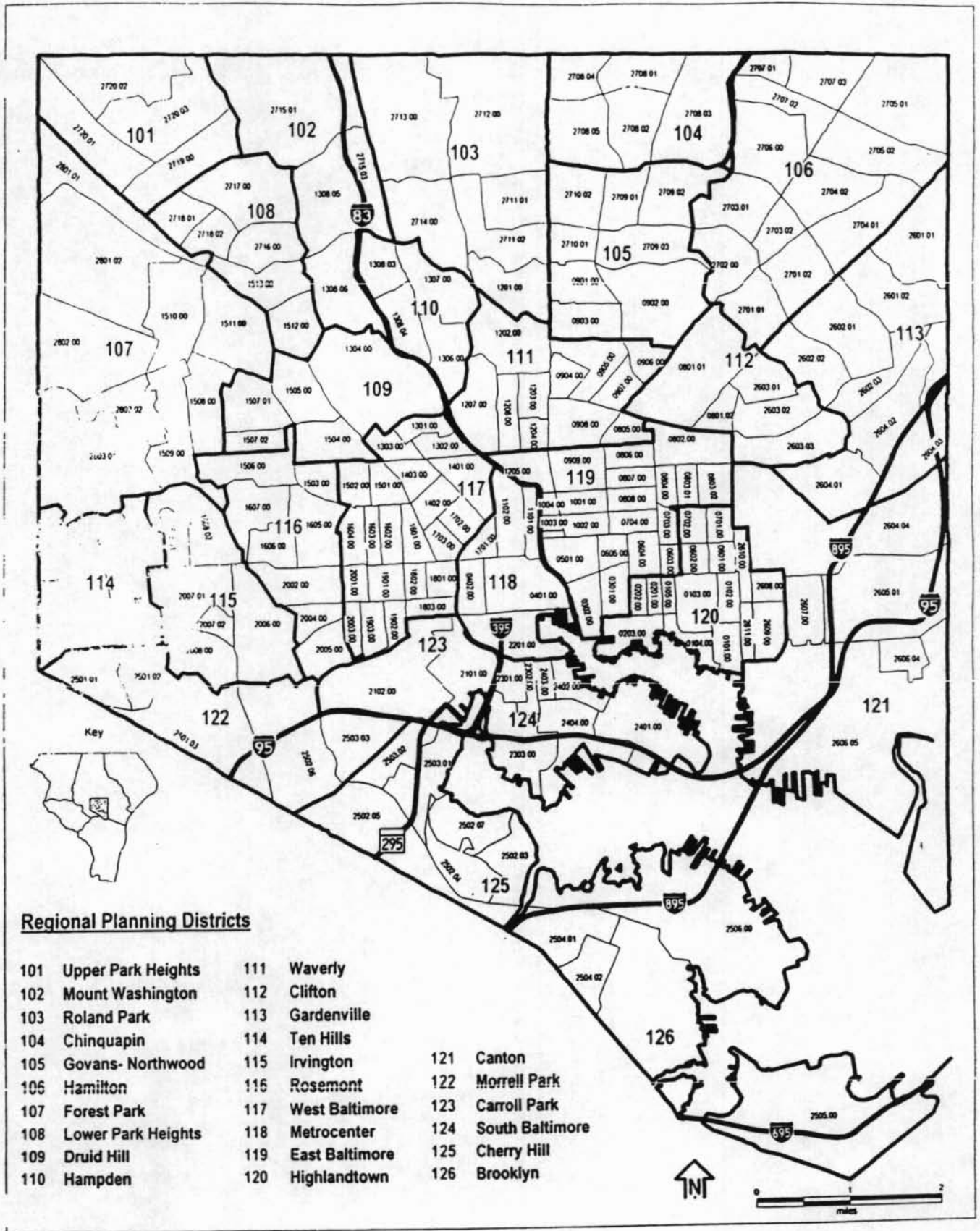
Partial Exempt Assessments	Class	07/01/2002	07/01/2003
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

2000 Census Tracts in Baltimore City



Regional Planning Districts

- | | | |
|------------------------|--------------------|---------------------|
| 101 Upper Park Heights | 111 Waverly | |
| 102 Mount Washington | 112 Clifton | |
| 103 Roland Park | 113 Gardenville | |
| 104 Chinquapin | 114 Ten Hills | |
| 105 Govans- Northwood | 115 Irvington | 121 Canton |
| 106 Hamilton | 116 Rosemont | 122 Morrell Park |
| 107 Forest Park | 117 West Baltimore | 123 Carroll Park |
| 108 Lower Park Heights | 118 Metrocenter | 124 South Baltimore |
| 109 Druid Hill | 119 East Baltimore | 125 Cherry Hill |
| 110 Hampden | 120 Highlandtown | 126 Brooklyn |

0000.00 = Census Tracts

000 = Regional Planning Districts



Baltimore Metropolitan Council
Prepared March 2002

JOSEF NATHANSON
President, UIA
Economic and Community Development Consultant

Mr. Josef Nathanson has over 35 years of professional experience in city and regional planning, community and economic development strategies, and economic/ demographic analysis. He has a broad range of project management experience in local and regional public planning agencies and in private consulting.

Mr. Nathanson is the president and founder of Urban Information Associates, Inc., organized to provide economic development and economic/ demographic consulting services. Using a network of experienced professionals based in the Baltimore/ Washington area, UIA offers consulting services in economic development strategies, housing and community development, facility planning, market research and development feasibility studies.

Recent UIA projects in Prince George's County have included strategies for revitalizing Laurel's historic Main Street and Route 1 commercial district and plans for repositioning the Roosevelt Center, the original commercial core and community gathering place in Greenbelt, Maryland. Other recent assignments have included demographic studies and community assessments for the following public agencies and nonprofit organizations: YMCA of Central Maryland, Archdiocese of Baltimore, and the Friends of the Family. Working under contract with the Baltimore Metropolitan Council, Mr. Nathanson prepared an analysis of the Baltimore housing market as part of the Analysis of Impediments to Fair Housing for the CDBG entitlement jurisdictions in the Baltimore region.

Earlier UIA projects in commercial revitalization have included a program for the revitalization of the downtown commercial area of Brunswick, a historic railroad town in Western Maryland and a market study for the Highlandtown commercial district in southeast Baltimore City. The Highlandtown project, on behalf of the Highlandtown Merchants Association, included surveys of local shoppers, a merchants survey, and a household telephone survey of the larger market area. The survey information was used to develop recommendations and to identify strategies to be taken by public agencies and the Highlandtown merchants and property owners.

In the mid-1990's, working in collaboration with Molinaro Associates, Inc. of Columbia, Maryland, UIA completed work on feasibility studies for a \$42-million intermodal transportation center and a neighborhood retail center as components of a community economic development program for New Brunswick, New Jersey.

In earlier work in Charles County, with Redman/ Johnson Associates, UIA was responsible for the economic, demographic and housing market studies as part of the county's comprehensive plan preparation. Subsequent Charles County work included the framework for an economic development strategy and housing/commercial revitalization studies for a semi-rural portion of the county.

As Director, MetroResearch for the Baltimore Metropolitan Council, Mr. Nathanson had overall management responsibility for the metropolitan planning agency's program of socioeconomic research. He has also had lead responsibility for the Council's activities in support of areawide economic development. Earlier, with the predecessor Regional Planning Council, he organized the Council's initial public/ private economic development advisory group, the Regional Economic Development Committee. The group, supported by policy analysis and studies prepared by the staff, advised the Council on a wide range of development and employment issues.

From 1976 to 1979, Mr. Nathanson served as Technical Director for Baltimore City's Community Economic Development Program as a staff assistant to the Mayor's Physical Development Coordinator. Among major assignments were the preparation of the city's first comprehensive Economic Development Strategy, later used as a national prototype by the U.S. Economic Development Administration; development of operational concepts for a business retention early warning system; and direction of preliminary planning for the Park Circle Employment Center, later to become Baltimore's first state-designated enterprise zone.

Prior professional activities include an earlier period of service (1970-76) as Regional Planner/ Economist with the Regional Planning Council, Associate Analyst with the Bay Area Transportation Study Commission in Berkeley, California (1966-70), and private consulting in Alexandria, Virginia and Philadelphia.

Mr. Nathanson holds a master's degree in City and Regional Planning from the University of Pennsylvania (1965). He earned his undergraduate degree in architecture from the Massachusetts Institute of Technology in 1963. His professional affiliations include the International Economic Development Council. He is a member of Lambda Alpha International, an honorary land economics society, and completed three years of service as president of the Baltimore chapter. He currently serves on the Lambda Alpha International Board of Governors. Mr. Nathanson has been a lecturer in planning methods at the University of California, Berkeley and the University of Maryland at Baltimore. He has also been a lecturer in urban economic development at The Johns Hopkins University and in urban economics at Morgan State University.

Expert Joe Nathanson's Publications, Testimony, and Cites

PUBLICATIONS:

"Metropolitan Alliances: Regional Collaboration on Economic Development Marketing", Frederick C Bennett and Josef Nathanson, Council for Urban Economic Development, Commentary, Spring, 1997.

"Baltimore: 2000 and Beyond", J. Nathanson, editor, special insert Daily Record, June, 1999.

"Regional Perspectives", occasional column on various topics relating to the Baltimore Region in the Daily Record. 2001-2002.

"Roosevelt Center Market Study", January, 2003, prepared by Urban Information Associates for City of Greenbelt, MD and published on City's website, www.ci.greenbelt.md.us <<http://www.ci.greenbelt.md.us>> .

"Laurel Community Legacy Plan", February, 2003, prepared by Urban Information Associates for the City of Laurel, MD.

TESTIMONY:

Provided testimony to U.S. House of Representatives, Subcommittee on the Census, on the matter of sharing USPS address records with the Bureau of the Census in preparation for the 2000 decennial census, August, 1994.

Below is a listing of RESOURCES that I used other than materials provided to me by ACLU of Maryland:

Census tract data for Baltimore City, 1990 and 2000 at U.S. Bureau of the Census website, www.census.gov <<http://www.census.gov>>

Census tract data for Baltimore City, 1970 and 1980, Census of Population and Housing, U.S. Bureau of the Census, published reports.

Land Records of Baltimore City, maintained by the Clerk of Circuit Court for Baltimore City in the Clarence B. Mitchell, Jr. Courthouse, 6th Floor

Real Property Assessment Records, maintained on the website of the Maryland Department of Assessments and Taxation at www.dat.state.md.us
<<http://www.dat.state.md.us>>

Listing of Assisted Housing maintained on the website of the U. S. Department of Housing and Urban Development at www.huduser.org/datasets/assthsg.html
<<http://www.huduser.org/datasets/assthsg.html>>

Listing of Assisted Housing Projects maintained on the website of the Maryland Department of Housing and Community Development at www.dhcd.state.md.us/consplan/ <<http://www.dhcd.state.md.us/consplan/>>

Building Permit Data System maintained in the Regional Information Center, Baltimore Metropolitan Council.

Assisted Housing in the Baltimore Region, Regional Planning Council, 1979.

STATEMENT OF COMPENSATION
JOSEF NATHANSON

To date, Mr. Nathanson will have billed plaintiffs' counsel approximately \$2,400 for work performed in the preparation of reports for the American Civil Liberties Foundation of Maryland. His report-preparation rate is \$80 per hour. This figure does not include expenses.

ACLU Site Research Project
Privately Owned Land Developed for Residential Use

Development Name: DEER RIDGE

Location: North side of W. Coldspring Lane east of Falls Road in Roland Park neighborhood of North Baltimore.

2000 Census Tract: 2714.00

Description: The Deer Ridge community was developed in two stages. The initial development, in 1972, consisted of 8 townhouse units fronting high above Coldspring Lane. The second stage consisted of a multi-family condominium structure oriented to Falls Road. A permit for 58 units was issued in December, 1983. The development by Deer Ridge Development Joint Venture, Inc. was completed in 1985.

Socioeconomic Indicators:

	1970	2000
Percent minority population:	5.0	4.2
Percent of families in poverty:	2.9	2.2

Additional notes:

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Maryland Department of Assessments and Taxation
BALTIMORE CITY
Real Property Data Search

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New Search

Account Identifier: Ward - 27 Section - 16 Block - 4912 Lot - 060

Owner Information

Owner Name: CRIVELLO, JOSEPH A
CRIVELLO, ROSEMARY A
Use: RESIDENTIAL CONDO

Mailing Address: 1040 DEER RIDGE DR
UNIT 308
BALTIMORE MD 21210-2571

Principal Residence: YES
Deed Reference: 1) SEB/ 7584/ 133
2)

Location & Structure Information

Premises Address 1040 DEER RIDGE DR
BALTIMORE 21210-2571
CONDO UNIT: 308
Zoning R050
Legal Description 942 S.F.
UNIT 308

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No: Plat Ref:
27					16	4912	60	80	

Special Tax Areas Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000			11170
Stories	Basement	Type	Exterior
		CONDO RESIDENTIA	

Value Information

	Base Value	Phase-in Assessments		
		Value As Of 01/01/2001	Value As Of 07/01/2002	Value As Of 07/01/2003
Land:	14,000	11,000		
Improvements:	56,000	44,000		
Total:	70,000	55,000	55,000	55,000
Preferential Land:	0	0	0	0

Transfer Information

Seller: DENT, G RICHARD	Date: 08/12/1998	Price: \$49,500
Type: IMPROVED ARMS-LENGTH	Deed1: SEB/ 7584/ 133	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2002	07/01/2003
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

ACLU Site Research Project
Privately Owned Land Developed for Residential Use

Development Name: FIRESIDE CIRCLE

Location: 101 to 139 Fireside Circle, off of the south side of Lake Avenue in the Homeland neighborhood of north Baltimore.

2000 Census Tract: 2712.00

Description: This small infill development consists of 20 two-story townhouses built in 1979. Today, the homes are valued in the \$150,000 to \$180,000, according to assessment records.

<u>Socioeconomic Indicators:</u>	<u>1990</u>	<u>2000</u>
Percent minority population:	1.8	10.8
Percent of families in poverty:	1.5	1.5

Additional notes:

Deed reference for 101 Fireside Circle:
8/29/1997 SEB/ 6638/ 425

ACLU Site Research Project
Privately Owned Land Developed for Residential Use

Development Name: VILLAGES OF HOMELAND EAST

Location: South of Homeland Avenue in the Homeland Southway neighborhood of North Baltimore.

2000 Census Tract: 2711.01

Description: This 140-unit condominium townhouse community was developed on the site of the former Jos. A. Bank warehouse in the early 1990's. Several developers were involved in completing the project. The homes, which vary in size and style, are assessed in the \$150,000 to \$250,000 range.

<u>Socioeconomic Indicators:</u>	<u>1990</u>	<u>2000</u>
Percent minority population:	23.1	18.4
Percent of families in poverty:	3.4	4.5

Additional notes:

Deed reference for 401 Chadford Road:
Homeland Development LLC 12/30/1998 FMC/ 8012/ 114

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Maryland Department of Assessments and Taxation
BALTIMORE CITY
Real Property Data Search

Go Back
New Search

Account Identifier: Ward - 27 Section - 61 Block - 5028 Lot - 148

Owner Information

Owner Name: QUINN, ANNE-LISE Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 401 CHADFORD ROAD Deed Reference: 1) FMC/ 1264/ 362
BALTIMORE MD 21212-4112 2)

Location & Structure Information

Premises Address 401 CHADFORD ROAD Zoning R050 Legal Description 0.055 ACRES
BALTIMORE 21212-4112

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:
27					61	5028	148	80	Plat Ref:

Special Tax Areas Town Ad Valorem Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		1.00 SF	91010
Stories	Basement	Type	Exterior

Value Information

	Base Value	Phase-in Assessments		
		Value As Of 01/01/2001	Value As Of 07/01/2002	Value As Of 07/01/2003
Land:	30,000	30,000		
Improvements:	120,000	149,050		
Total:	150,000	179,050	169,366	179,050
Preferential Land:	0	0	0	0

Transfer Information

Seller: MYERS, SHARON H	Date: 04/18/2001	Price: \$185,000
Type: IMPROVED ARMS-LENGTH	Deed1: FMC/ 1264/ 362	Deed2:
Seller: HOMELAND DEVELOPMENT LLC	Date: 12/30/1998	Price: \$152,500
Type: NOT ARMS-LENGTH	Deed1: FMC/ 8012/ 114	Deed2:
Seller: HOMELAND ACRES LIMITED	Date: 06/09/1998	Price: \$272,736
Type: MULT ACCTS ARMS-LENGTH	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2002	07/01/2003
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

ACLU Site Research Project
Privately Owned Land Developed for Residential Use

Development Name: SAMESTER APARTMENTS

Location: 7000 Park Heights Avenue in the Upper Park Heights neighborhood in the northwest corner of Baltimore City.

2000 Census Tract: 2720.01

Description: This 1939 art deco apartment building was acquired in 1998 by local developer Struever Bros. Eccles & Rouse. The 77-unit project was renovated at a cost of \$4.5 million, or just over \$60,000 per unit.

<u>Socioeconomic Indicators:</u>	<u>1990</u>	<u>2000</u>
Percent minority population:	27.4	40.7
Percent of families in poverty:	6.3	16.1

Additional notes:

Deed reference: 1311 AR1 Limited Partnership
December 2, 1998 FMC/ 7929/ 320

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Maryland Department of Assessments and Taxation
BALTIMORE CITY
Real Property Data Search

Go Back

New Search

Account Identifier: Ward - 27 Section - 23 Block - 4218 Lot - 023

Owner Information

Owner Name: 1311 ARI LIMITED PARTNERSHIP
C/O STRUEVER BROS Use: APARTMENTS
Principal Residence: NO
Mailing Address: MARK KAPLAN Deed Reference: 1) FMC/ 7929/ 320
BALTIMORE MD 21201 2)

Location & Structure Information

Premises Address Zoning Legal Description
7000 PARK HEIGHTS AVE R060 3.294 ACRES
BALTIMORE 21215-1618

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:
27					23	4218	23	80	Plat Ref:

Special Tax Areas	Town Ad Valorem Tax Class	Enclosed Area	Property Land Area	County Use
Primary Structure Built		70,506 SF	143,487.00 SF	11410
1938				
Stories	Basement	Type	Exterior	

Value Information

	Base Value	Value As Of 01/01/2001	Phase-in Assessments	
			As Of 07/01/2002	As Of 07/01/2003
Land:	286,970	286,900		
Improvements:	1,749,700	1,749,700		
Total:	2,036,670	2,036,600	2,036,600	2,036,600
Preferential Land:	0	0	0	0

Transfer Information

Seller: 1311 ARI LIMITED PARTNERSHIP	Date: 12/02/1998	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: FMC/ 7929/ 320	Deed2:
Seller: FEDERAL HOME LOAN MORTGAGE	Date: 07/24/1998	Price: \$624,000
Type: IMPROVED ARMS-LENGTH	Deed1:	Deed2:
Seller: SAMESTER APARTMENTS LIMITED	Date: 05/13/1997	Price: \$960,000
Type: IMPROVED ARMS-LENGTH	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2002	07/01/2003
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

ACLU Site Research Project
Privately Owned Land Developed for Residential Use

Development Name: PARK PLACE

Location: 3700 Seven Mile Lane in the Upper Park Heights neighborhood in the northwest corner of Baltimore City.

2000 Census Tract: 2720.01


Description: This was an existing apartment community, purchased in 1998 and renovated by Southern Management Company. This apartment development, consisting of 300+ one- and two-bedroom units, provides rental housing in the \$500 to \$750 range, based on 2000 census data.

<u>Socioeconomic Indicators:</u>	<u>1990</u>	<u>2000</u>
Percent minority population:	27.4	40.7
Percent of families in poverty:	6.3	16.1

Additional notes:

Deed reference: Seventy-two Hundred Associates
January 20, 1998 SEB/ 6994/ 152

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Account Identifier: Ward - 27 Section - 23 Block - 4205 Lot - 011

Owner Information

Owner Name:	SEVEN MILE LANE LIMITED PARTNERSHIP	Use:	APARTMENTS
Mailing Address:	1950 OLD GALLOW RD SUITE 600 VIENNA, VA 22182	Principal Residence:	NO
		Deed Reference:	1) SEB/ 6994/ 152 2)

Location & Structure Information

Premises Address	Zoning	Legal Description
3700 SEVEN MILE LANE BALTIMORE	R050	7.614 ACRES

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:
27					23	4205	11	80	Plat Ref:

Special Tax Areas	Town Ad Valorem Tax Class
Primary Structure Built 0000	Enclosed Area
	Property Land Area 315,113.00 SF
Stories	Basement
	Type
	County Use 11410
	Exterior

Value Information

	Base Value	Phase-in Assessments		
		Value As Of 01/01/2001	As Of 07/01/2002	As Of 07/01/2003
Land:	472,660	472,600		
Improvements:	3,053,200	3,053,200		
Total:	3,525,860	3,525,800	3,525,800	3,525,800
Preferential Land:	0	0	0	0

Transfer Information

Seller: SEVENTY-TWO HUNDRED ASSOCS.	Date: 01/20/1998	Price: \$4,291,960
Type: NOT ARMS-LENGTH	Deed1: SEB/ 6994/ 152	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2002	07/01/2003
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO **Special Tax Recapture:**
Exempt Class: * NONE *

ACLU Site Research Project
Sites Developed for Senior Housing

Development Name: KIRKWOOD HOUSE

Location: 6401 Loch Raven Boulevard, just south of the Baltimore City/ County line in Northeast Baltimore City.

2000 Census Tract: 2708.03

Description: Kirkwood House is a senior housing development built in 1979 by Oxford Kirkwood Associates. The project, built on a 5.4 acre site, provides 261 residential units in a mid-rise apartment building. A 1979 report indicates the project was developed under HUD's Section 8 New Construction program.

Socioeconomic Indicators:

	1970	2000
Percent minority population	0.6	79.3
Percent of families in poverty:	4.2	7.5

Additional notes:

Deed Reference 1979 RHB 3511/ 260

ACLU Site Research Project
Sites Developed for Senior Housing

Development Name: INDECCO APARTMENTS

Location: 940 S. Lakewood Avenue in the Canton area of Southeast Baltimore.

2000 Census Tract: 0104.00

Description: The Indecco project, developed by Struever Bros. Eccles & Rouse involved the conversion of a 30,000 sq. ft. warehouse and factory into 45 affordable housing units for the elderly. The project was developed under the auspices of and is owned by the Housing Authority of Baltimore City.

Socioeconomic Indicators:

	<u>1990</u>	<u>2000</u>
Percent minority population:	0.8	2.5
Percent of families in poverty:	14.6	13.4

Additional notes:

The Indecco project is included in Maryland DHCD's current list of affordable housing projects.

Deed reference: 9/24/1990 SEB/ 2616/ 301



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Account Identifier: Ward - 01 Section - 08 Block - 1876B Lot - 014

Owner Information

Owner Name: HOUSING AUTHORITY OF BALTIMORE CITY
Use: EXEMPT COMMERCIAL
Mailing Address: PO BOX 1917
 BALTIMORE MD 21203
Principal Residence: NO
Deed Reference: 1) SEB/ 2616/ 301
 2)

Location & Structure Information

Premises Address 940 S LAKEWOOD AVE
 BALTIMORE 21224
Zoning B032
Legal Description 0.419 ACRES

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:
1					8	1876B	14	82	Plat Ref:

Special Tax Areas
 Town Ad Valorem Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1902	30,000 SF	18,251.00 SF	34910
Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2003	Phase-in Assessments	
			As Of 07/01/2002	As Of 07/01/2003
Land:	182,500	182,500		
Improvements:	390,100	442,100		
Total:	572,600	624,600	572,600	589,933
Preferential Land:	0	0	0	0

Transfer Information

Seller: HOUSING AUTHORITY OF	Date: 09/24/1990	Price: \$425,000
Type: NOT ARMS-LENGTH	Deed1: SEB/ 2616/ 301	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2002	07/01/2003
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: COUNTY AND STATE
Exempt Class:

Special Tax Recapture:

* NONE *

ACLU Site Research Project
Sites Developed for Senior Housing

Development Name: WALKER AVENUE CO-OPERATIVE SERVICES

Location: One Cooperative Drive off of Walker Avenue, on the
Baltimore City/ County line in the Anneslie area of Towson.

2000 Census Tract: 4911.00 Baltimore County

Description: Walker Avenue Co-op is a senior housing development
consisting of 88 units, built in 2000 by Walker Non-Profit
Housing Corporation.

Socioeconomic Indicators:

	1990	2000
Percent minority population	3.6	13.6
Percent of families in poverty:	2.4	10.5

Additional notes:

Deed Reference 13126/ 517



Account Identifier: District - 09 Account Number - 2300004023

Owner Information

Owner Name: WALKER NON-PROFIT HOUSING CORPORATION
Use: APARTMENTS
Mailing Address: 25900 GREENFIELD RD
SUITE 326
OAK PARK MI 48237-1267
Principal Residence: NO
Deed Reference: 1) /13126/ 517
2)

Location & Structure Information

Premises Address 1 COOPERATIVE DR
Zoning DR-16
Legal Description 1.7664 AC
1 COOPERATIVE DR SS
WALKER AVE COOP APTS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:	Plat Ref:
80	2	66					2	81		72/ 73

Special Tax Areas
Town Ad Valorem Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		1.77 AC	11
Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of	Phase-in Assessments	
			As Of	As Of
Land:	48,460	121,000	07/01/2002	07/01/2003
Improvements:	233,600	233,600		
Total:	282,060	354,600	306,240	330,420
Preferential Land:	0	0	0	0

Transfer Information

Seller: LUNTZ JOHN G	Date: 09/03/1998	Price: \$486,000
Type: NOT ARMS-LENGTH	Deed1: /13126/ 517	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2002	07/01/2003
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

ACLU Site Research Project
Sites Developed for Senior Housing

Development Name: SOUTHERN HIGH APARTMENTS

Location: 201 Warren Avenue in the Federal Hill area of South Baltimore.

2000 Census Tract: 2201.00

Description: This senior housing development was an adaptive reuse of the former Southern High School building by developer Mendel Friedman and others, as Southern School Associates.

Socioeconomic Indicators:

	1980	2000
Percent minority population:	13.0	17.7
Percent of families in poverty:	7.2	6.9

Additional notes:

Deed Reference: Mayor and City Council to Southern School Associates.
6-16-82 Deed 4196/93

ACLU Site Research Project
Sites Developed for Senior Housing

Development Name: SOUTHERN HIGH APARTMENTS

Location: 201 Warren Avenue in the Federal Hill area of South Baltimore.

2000 Census Tract: 2201.00

Description: This senior housing development was an adaptive reuse of the former Southern High School building by developer Mendel Friedman and others, as Southern School Associates.

Socioeconomic Indicators:

	1980	2000
Percent minority population:	13.0	17.7
Percent of families in poverty:	7.2	6.9

Additional notes:

Deed Reference: Mayor and City Council to Southern School Associates.
6-16-82 Deed 4196/ 93

ACLU Site Research Project
Sites Developed for Senior Housing

Development Name: GOVANS MANOR

Location: 5220 York Road in Govans neighborhood of north Baltimore.

2000 Census Tract: 2711.01*

Description: Govans Manor is a senior housing project developed in the 1970's under the auspices of the Housing Authority of Baltimore City. This high-rise apartment project has 199 senior living units.

Socioeconomic Indicators:

	1970	2000
Percent minority population:	9.9	18.4
Percent of families in poverty:	2.9	4.5

Additional notes:

- The 1970 census data is for census tract 2711.

ACLU Site Research Project
Sites Developed for Senior Housing

Development Name: AHEPA SENIOR APARTMENTS

Location: 1351 S. Clinton Street at Boston Street in Canton neighborhood of southeast Baltimore City.

2000 Census Tract: 2611.00*

Description: This project was developed through a partnership of Jubilee Baltimore and the Lord Baltimore Chapter of AHEPA (American Hellenic Educational Progressive Association). The resulting development provides 57 units of affordable housing for local seniors. The apartments are managed by the Whetstone Company.

According to assessment records, the land for this project was City-owned, having been conveyed by the Mayor and City Council in December, 2000 for \$500,000.

<u>Socioeconomic Indicators:</u>	<u>2000</u>
Percent minority population:	3.0
Percent of families in poverty:	21.0

Additional notes:

Deed reference: 12/13/2000 FMC/ 944/ 455

* This tract designation better represents the neighborhood character than 2605.00, a large tract dominated by industrial uses, in the southeast corner of the city.



ENTERPRISE
HOMES, INC.

Owner

Lord Baltimore 364 Limited Partnership -
a partnership of

- Jubilee Baltimore, inc.
- Lord Baltimore Chapter No. 364 Order of AHEPA (American Hellenic Educational Progressive Association)

Developer

- Jubilee Baltimore, Inc.
- Lord Baltimore Chapter No. 364 Order of AHEPA

Development Consultant
Enterprise Homes Inc.

Financing

- City of Baltimore, Department of Housing and Community Development (DHCD)
- State of Maryland, Department of Housing and Community Development (CDA)
- Enterprise Social Investment Corporation
- Grand Fund from Mr. Peter Angelos

Architect

Hord Coplan Macht LLC

Contractor

Struever Bros. Eccles & Rouse

Management Company
Whetstone Company

For more information, contact:
Enterprise Homes, Inc.
312 Martin Luther King Jr. Blvd.
Baltimore, MD 21201
410.332.7400
fax: 410.230.2129

AHEPA SENIOR HOUSING BALTIMORE, MARYLAND



Development

57 senior apartments
Construction to start in 2001

AHEPA is a development of 57 affordable senior apartments in the Canton neighborhood of Southeast Baltimore built mainly to provide homes for local seniors. The newly constructed three story L shaped building of 54,450 gross square feet will have one elevator, community room, arts and crafts room, laundry room, and health suite. Great care has been taken to relate the new building to its surroundings, with materials, cornices, and windows that are compatible with Baltimore's row house building traditions. A key feature of the design of the building is a third-floor lounge that opens onto a spacious covered porch and has sweeping water views.

Of the 57 affordable apartments in the building, 32 have water views. Most of the apartments will have balconies or porches with unrestricted views of the harbor or garden area. The 45 one-bedroom apartments have approximately 602 net square feet and the 11 two-bedroom apartments average 850 net square feet. The kitchens open up to the living/dining area with a pass through counter to make the spaces more open and allow views to the outdoors.

Standard features include electric heat pumps for heating and air-conditioning, electric range and hood, self-defrosting refrigerator, cable access, and wall to wall carpeting.

AHEPA Senior Housing will enable a number of low-income senior citizens to remain in their local neighborhood with its strong support system. All of the seniors will have incomes less than 50 percent of the Baltimore area median income.



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Account Identifier: Ward - 26 Section - 02 Block - 6491 Lot - 026

Owner Information

Owner Name: LORD BALTIMORE 364 LIMITED PARTNERSHIP Use: APARTMENTS
 Billing Address: 2000 E LOMBARD ST BALTIMORE MD 21231 Principal Residence: NO
 Deed Reference: 1) FMC/ 944/ 455
 2)

Location & Structure Information

Address: 51 S CLINTON ST BALTIMORE 21224-5009 Zoning: R080 Legal Description: 0.618 ACRES

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:
26					2	6491	26	81	Plat Ref:

Special Tax Areas: Town Ad Valorem Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000			11420
Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of	Phase-in Assessments	
			As Of	As Of
Land:	288,900	01/01/2002	07/01/2002	07/01/2003
Improvements:	2,884,000	2,946,200		
Total:	3,172,900	3,235,100	3,193,633	3,214,366
Preferential Land:	0	0	0	0

Transfer Information

Transferor: MAYOR & CITY COUNCIL Date: 12/13/2000 Price: \$500,000
 Grantee: MULT ACCTS ARMS-LENGTH Deed1: FMC/ 944/ 455 Deed2:
 Transferor: Date: Price:
 Grantee: Deed1: Deed2:
 Transferor: Date: Price:
 Grantee: Deed1: Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2002	07/01/2003
County	000	0	0
State	000	0	0
Municipal	000	0	0

Is Exempt: NO
 Exempt Class:

Special Tax Recapture:

* NONE *

ACLU Site Research Project
Sites Developed for Senior Housing

Development Name: ST. MARY'S ROLAND VIEW

Location: 3838 Roland Avenue in the Roland Park/ Hampden area of north Baltimore.

2000 Census Tract: 1307.00

Description: St. Mary's Roland View 1 & 2 is a senior housing development, consisting of 361 units. This high-rise project was developed by the Vestry of St. Mary's Protestant Episcopal Church in the early 1970's.

Socioeconomic Indicators:

	1970	2000
Percent minority population:		4.9
Percent of families in poverty:		2.5

Additional notes:

Deed reference: Vestry of St. Mary's Protestant Episcopal Church – St. Mary's Roland View Towers, Inc.
April 19, 1972 RHB/ 2901/ 338



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Account Identifier: Ward - 13 Section - 02 Block - 3563A Lot - 042A

Owner Information

Owner Name: ST MARYS ROLAND VIEW TOWERS INC
Use: EXEMPT COMMERCIAL
Principal Residence: NO
Mailing Address: 3838 ROLAND AVE
 BALTIMORE MD 21211
Deed Reference: 1) / /
 2)

Location & Structure Information

Premises Address: 838 ROLAND AVE
 BALTIMORE 21211
Zoning: R070
Legal Description: 165-6X344-6

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:
13					2	3563A	42A	81	Plat Ref:

Special Tax Areas: Town Ad Valorem Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000			11830

Stories: Basement **Type:** Exterior

Value Information

	Base Value	Value As Of	Phase-in Assessments	
			As Of	As Of
Land:	942,460	01/01/2002	07/01/2002	07/01/2003
Improvements:	2,502,300	942,500		
Total:	3,444,760	2,502,300	3,444,773	3,444,786
Preferential Land:	0	3,444,800	0	0

Transfer Information

Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2002	07/01/2003
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: COUNTY AND STATE
Exempt Class:

Special Tax Recapture:

* NONE *

ACLU Site Research Project
Sites Developed for Senior Housing

Development Name: WALKER MEWS APARTMENTS

Location: 6225 York Road in the Lake-Walker neighborhood of north Baltimore, just south of the Baltimore County line.

2000 Census Tract: 2708.04

Description: This is a senior housing development consisting of 167 one-bedroom apartments in garden apartment structures.


Socioeconomic Indicators:

	1990	2000
Percent minority population:	14.9	36.1
Percent of families in poverty:	7.2	5.6

Additional notes:

Deed reference: Walker Mews Apartments, L.P. Dallas, TX
11/04/1991 SEB/ 3013/ 1

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Account Identifier: Ward - 27 Section - 55 Block - 5121 Lot - 004

Owner Information

Owner Name:	WALKER MEWS APARTMENTS, L.P	Use:	APARTMENTS
Mailing Address:	P.O. BOX 816368 P.O. BOX 816368 DALLAS TX 75381-6368	Principal Residence:	NO
		Deed Reference:	1) SEB/ 3013/ 1 2)

Location & Structure Information

Premises Address 6225 YORK ROAD BALTIMORE 21212-2645	Zoning R050	Legal Description 2.945 ACRES
---	-----------------------	---

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No: Plat Ref:
27					55	5121	4	80	

Special Tax Areas	Town Ad Valorem Tax Class	Primary Structure Built 0000	Enclosed Area	Property Land Area	County Use 11420
Stories	Basement			Type	Exterior

Value Information

	Base Value	Phase-in Assessments		
		Value As Of 01/01/2001	Value As Of 07/01/2002	Value As Of 07/01/2003
Land:	590,100	590,100		
Improvements:	6,011,100	6,011,100		
Total:	6,601,200	6,601,200	6,601,200	6,601,200
Preferential Land:	0	0	0	0

Transfer Information

Seller: WALKER MEWS	Date: 11/04/1991	Price: \$4,956,570
Type: IMPROVED ARMS-LENGTH	Deed1: SEB/ 3013/ 1	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2002	07/01/2003
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO	Special Tax Recapture:
Exempt Class:	* NONE *

ACLU Site Research Project
Sites Previously Considered for Public Housing by HABC

Development Name: ROLAND RIDGE APARTMENT HOMES

Location: Medfield neighborhood of North Baltimore.
Leasing office is located at 4412 La Plata Avenue.

2000 Census Tract: 1308.03

Description: In 1967, developer Leonard Frenkil proposed to sell development of 407 existing apartment as 388 units of public housing. That proposal did not go forward.

Today, this apartment community, formerly known as Colmar Park Apartments, occupies a site of about 7.3 acres of land. The one- and two-bedroom apartment complex was purchased in 1995 by Roland Ridge Apartments Limited Partnership and is managed by Southern Management Company.

Socioeconomic Indicators:

	<u>1970</u>	<u>2000</u>
Percent minority population:		10.5
Percent of families in poverty:		6.1

Additional notes:

Deed reference: 12/13/1995 SEB/ 5257/ 338



Account Identifier: Ward - 13 Section - 15 Block - 3574 Lot - 028

Owner Information

Owner Name: ROLAND RIDGE APARTMENTS LIMITED PARTERSHIP Use: APARTMENTS
 Mailing Address: 1950 OLD GALLOWS RD VIENNA, VA 22182 Principal Residence: NO
 Deed Reference: 1) SEB/ 5257/ 338
 2)

Location & Structure Information

Premises Address: 4401 LAPLATA AVE BALTIMORE 21211 Zoning: Legal Description: 2.781 ACRES

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:
13					15	3574	28	81	Plat Ref:

Special Tax Areas	Town Ad Valorem Tax Class	Enclosed Area	Property Land Area	County Use
Primary Structure Built				11160
0000				
Stories	Basement		Type	Exterior

Value Information

	Base Value	Value		
		As Of	Phase-in Assessments As Of	As Of
		01/01/2002	07/01/2002	07/01/2003
Land:	363,420	363,400		
Improvements:	1,375,100	1,375,100		
Total:	1,738,520	1,738,500	1,738,500	1,738,500
Preferential Land:	0	0	0	0

Transfer Information

Seller: FALLS BRIDGE LIMITED Date: 12/13/1995 Price: \$4,110,000
 Type: NOT ARMS-LENGTH Deed1: SEB/ 5257/ 338 Deed2:
 Seller: Date: Price:
 Type: Deed1: Deed2:
 Seller: Date: Price:
 Type: Deed1: Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2002	07/01/2003
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO Special Tax Recapture: * NONE *



Account Identifier: Ward - 13 Section - 15 Block - 3574 Lot - 001

Owner Information

Owner Name: ROLAND RIDGE APARTMENTS LIMITED PARTNERSHIP Use: APARTMENTS
 Mailing Address: 1950 OLD GALLOWS RD VIENNA, VA 22182
 Principal Residence: NO
 Deed Reference: 1) SEB/ 5257/ 338
 2)

Location & Structure Information

Premises Address: 4400 LAPLATA AVE BALTIMORE 21211
 Zoning: [Blank]
 Legal Description: 4.481 ACRES

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:
13					15	3574	1	81	Plat Ref:

Special Tax Areas	Town Ad Valorem Tax Class	Primary Structure Built	Enclosed Area	Property Land Area	County Use
		0000			11410
Stories	Basement		Type		Exterior

Value Information

	Base Value	Value As Of	Phase-in Assessments	
			As Of	As Of
Land:	585,570	01/01/2002	07/01/2002	07/01/2003
Improvements:	2,407,800	2,407,800		
Total:	2,993,370	2,993,400	2,993,380	2,993,390
Preferential Land:	0	0	0	0

Transfer Information

Seller: FALLS BRIDGE LIMITED Date: 12/13/1995 Price: \$4,110,000
 Type: NOT ARMS-LENGTH Deed1: SEB/ 5257/ 338 Deed2:
 Seller: Date: Price:
 Type: Deed1: Deed2:
 Seller: Date: Price:
 Type: Deed1: Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2002	07/01/2003
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
 Exempt Class:

Special Tax Recapture:
 * NONE *

ACLU Site Research Project

Sites Previously Considered for Public Housing by HABC

Development Name: BUENA VISTA APARTMENTS

Location: 1420 – 1436 Union Avenue at Buena Vista Avenue
in the Hampden neighborhood of North Baltimore.

2000 Census Tract: 1308.04

Description: In 1968, HABC recommended approval of the development of 72 units of public housing units at this site in Hampden. The site was never developed as public housing. Today, affordable housing is available in apartment units owned and managed by the St. Ambrose Housing Center.

Socioeconomic Indicators:

	1970	2000
Percent minority population:		5.8
Percent of families in poverty:		13.8

Additional notes:

Deed reference: 7/13/1992 SEB/ 3285/ 245
Sale by Union Avenue Limited Partnership to St. Ambrose Housing Aid



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Account Identifier: Ward - 13 Section - 03 Block - 3547 Lot - 001

Owner Information

Owner Name: ST.AMBROSE HOUSING AID CENTER, INC. **Use:** APARTMENTS
Mailing Address: 321 W 25RD ST BALTIMORE MD 21218 **Principal Residence:** NO
Deed Reference: 1) SEB/ 3285/ 245
 2)

Location & Structure Information

Premises Address 1420 UNION AVE BALTIMORE **Zoning** R070 **Legal Description** 1.426 ACRES

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:
13					3	3547	1	81	Plat Ref:

Special Tax Areas **Town Ad Valorem Tax Class**

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		1.42 SF	11410
Stories	Basement	Type	Exterior

Value Information

	Base Value	Phase-in Assessments	
		Value As Of	As Of
		01/01/2002	07/01/2002
			07/01/2003
Land:	372,690	372,700	
Improvements:	884,800	884,800	
Total:	1,257,490	1,257,500	1,257,493
Preferential Land:	0	0	0
			1,257,496

Transfer Information

Seller: UNION AVENUE LIMITED PARTNERSHIP **Date:** 07/13/1992 **Price:** \$1,940,000
Type: IMPROVED ARMS-LENGTH **Deed1:** SEB/ 3285/ 245 **Deed2:**
Seller: **Date:** **Price:**
Type: **Deed1:** **Deed2:**
Seller: **Date:** **Price:**
Type: **Deed1:** **Deed2:**

Exemption Information

Partial Exempt Assessments	Class	07/01/2002	07/01/2003
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

ACLU Site Research Project

Sites Previously Considered for Public Housing by HABC

Development Name: SCHOOL 47 SITE

Location: Southeast corner of block bounded by Eastern Avenue, Fleet, S. Linwood and Streeper Streets in the Canton Area of Southeast Baltimore.

2000 Census Tract: 0103.00

Description: The former school 47 building was recommended for rehabilitation by HABC to be reused as affordable housing units. A community meeting in 1992 to present the proposed reuse generated a high degree of community opposition. The plan for housing development was abandoned and the school building was demolished in 1993.

Socioeconomic Indicators:

	<u>1990</u>	<u>2000</u>
Percent minority population:	0.7	0.5
Percent of families in poverty:	11.9	13.9

Additional notes:

Documents from Baltimore City's Department of Housing and Community Development indicating housing plans and their abandonment are available in the form of letters and memos dated 3/9/92, 9/10/92, 2/8/93, 1/52/93, 3/19/93, 3/30/93 and 6/19/93.

ACLU Site Research Project

Sites Previously Considered for Public Housing by HABC

Development Name: SCHOOL 47 SITE

Location: Southeast corner of block bounded by Eastern Avenue, Fleet, S. Linwood and Streeper Streets in the Canton Area of Southeast Baltimore.

2000 Census Tract: 0103.00

Description: The former school 47 building was recommended for rehabilitation by HABC to be reused as affordable housing units. A community meeting in 1992 to present the proposed reuse generated a high degree of community opposition. The plan for housing development was abandoned and the school building was demolished in 1993.

Socioeconomic Indicators:

	1990	2000
Percent minority population:	0.7	0.5
Percent of families in poverty:	11.9	13.9

Additional notes:

Documents from Baltimore City's Department of Housing and Community Development indicating housing plans and their abandonment are available in the form of letters and memos dated 3/9/92, 9/10/92, 2/8/93, 1/52/93, 3/19/93, 3/30/93 and 6/19/93.

ACLU Site Research Project
Sites Previously Considered for Public Housing by HABC

Development Name: BELLE VISTA -

Location: 5400-5600 blocks of Belle Vista Avenue in the Waltherson neighborhood of northeast Baltimore.

2000 Census Tract: 2704.01

Description: In 1967, developer Samuel Kalis proposed the development of 97 existing duplex homes as 103 units of public housing. The proposal did not go forward. Today the site remains occupied by a combination of home owners and renters; some of the properties, valued in the \$80,000 to \$100,000 range, are now owned by HUD.

Socioeconomic Indicators:

	1970	2000
Percent minority population:	2.5	36.8
Percent of families in poverty:	5.3	10.4

Additional notes:
