

MAYOR'S NOTES

MEETING: Fairfield Relocation

DATE: 6/7/79 3:00

MET WITH: Judge Brown  
Jay Brodie  
Bernard Berkowitz  
Walter Sondheim  
Bill Smith

Met to discuss relocation of residents in the Old Fairfield. Forced to do this as a result of revenue sharing threats/black mail. It was agreed that City would voluntarily relocate residents, set aside public housing units for residents, purchase properties that come on the market, possibly pass Urban Renewal ordinance, eventually utilize area as industrial. Further report in about 30 days.

WDS/kft  
7/6/79

FRC

RECEIVED [Signature]	RECEIVED BENJAMIN L. BROWN, CITY SOLICITOR	CITY OF BALTIMORE <b>MEMO</b>
AGENCY NAME & ADDRESS	DEPARTMENT OF LAW, 115 CITY HALL	
SUBJECT	FAIRFIELD: VOLUNTARY RELOCATION PROGRAM	

TO

THE HONORABLE WILLIAM DONALD SCHAEFER  
 MAYOR OF BALTIMORE CITY  
 ROOM 250 CITY HALL

DATE:

MAY 10, 1979



As you know the Office of Revenue Sharing has requested us to submit a proposal regarding our plan for voluntary relocation of the present residents of the Fairfield Community. The voluntary relocation program would make it possible for all of the residents to relocate to the Mount Winans vicinity, a semi-rural area not unlike Fairfield. This would permit relatives and neighbors who now live in Fairfield to continue to live in close proximity after relocating to Mount Winans.

The program would include the following:

1. Authorization by the Mayor and the Board of Estimates to acquire residential properties through negotiations (not condemnation) and to provide relocation benefits to occupants.
2. An offer to acquire properties and to relocate residents. The 81 residents would receive priority for:

55 units of public housing which become available each year through turnover at the Mount Winans and nearby Westport Projects.

Other public housing units which become available anywhere in the City, including Fairfield Homes, which has an annual turnover of 30 units, and highrise buildings exclusively for the elderly.

The houses to be sold in Mount Winans are currently priced at about \$30,000. With the proceeds from sale of their houses in Fairfield, and relocation grants of up to \$15,000, many of the homeowners may be able to afford the houses in Mount Winans. In addition, the Baltimore Home Finance Program could be used to provide low interest mortgages, and make homeownership feasible for more Fairfield residents. Other programs could be developed (i.e. Section 8 rental or cooperative housing); however, a detailed survey of the needs and desires of the residents should be done first so an appropriate programmatic response can be developed. The estimated costs of acquisition and relocation are shown on the attachment to this memorandum.

Unfortunately, Community Development Block Grant funds available to us have been committed to activities in neighborhoods throughout the City. Since a program for Fairfield is a prerequisite for obtaining Special Revenue Sharing funds, we recommend allocating a portion of those funds for the necessary acquisition and relocation.

SLB/mv

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CITY OF BALTIMORE  
MAY 10, 1979

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ELB/mv

1.



PRELIMINARY COSTS -- OLD FAIRFIELD

<u>Acquisition Costs</u> at \$3,500 to \$4,000 per dwelling unit Based on #1 occupied dwelling units . . . . .	\$283,500 - \$324,000
<u>Relocation Benefits</u> Based on 44 renter occupied units	123,200
Based on 37 owner occupied units	555,000
<u>Relocation Service</u> at \$500 per household	40,000
<u>Property Management</u> Includes maintenance of occupied houses, boarding and maintenance of vacated buildings and maintenance and cleaning of cleared lots for five years at \$750 each.	65,700
<u>Demolition</u> of 100 houses at \$1,500 each	150,000
<u>Other Costs and Contingencies</u> Acquisition of vacant lots, neighborhood stores, relocation of these neighborhood stores, etc.	100,000
<b>TOTAL</b>	<b>\$1,317,400 - 1,357,900**</b>

\*In 1977 the City of Baltimore passed the first zoning ordinance, classifying the  
Old Fairfield area as an industrial zone. During 1978 the city's zoning  
commission recommended changes in the zoning classification.

\*\*Estimates are based on Department of Planning's data 1977-78.

\*\*There is potential for proceeds from eventual sale of the land for industrial  
purposes at \$.50-1.00 per square foot.