




JOHN A. OLSZEWSKI, JR.  
County Executive

D' ANDREA L. WALKER  
County Administrative Officer

**MEMORANDUM**

Date: November 25, 2024

TO: Thomas H. Bostwick  
Legislative Counsel/Secretary to County Council

FROM: D'Andrea L. Walker, County Administrative Officer 

RE: Loch Raven Overlook Request for Development Fee Waiver

Pursuant to the requirement of County Council Bill 41-22 "Notification of Development Fee Waiver for Government-Funded Qualifying Projects", attached please find background information on the development fee waiver request for a proposed affordable housing development in the Loch Raven Commercial Revitalization District known as Loch Raven Overlook ("LRO"). The proposed project will eliminate a declining commercial property and create a high-quality workforce residential community, which will offer 122 new apartments. The property is located at 8712 Loch Raven Boulevard, Baltimore County, Maryland.

The applicant is a joint venture between two experienced affordable housing developers, Osprey Property Company and Pax Development and the County's community action agency and nonprofit, the Community Assistance Network ("CAN"), jointly the "Developer." Funding for this project is a combination of Federal Low Income housing tax credits and grants from the State of Maryland and Baltimore County, project costs are estimated around 56 million dollars. The estimated fee waiver costs \$38,221.

The project will include one efficiency (studio) unit, 49 one-bedroom units, 57 two-bedroom units, and 15 three-bedroom units, for a total of 122 units. 115 units will be preserved for households at or below either 30% Average Median Income (AMI) or 60% AMI, making them VCA eligible, including all 15 three-bedroom units and 6 UFAS compliant units, all of which will be preserved as affordable for a term of 40 years. Revitalization of that corridor could easily offset the \$38,000 in fee waivers the developer is requesting by reducing police calls and related complaints that require County dispatch of resources.

As mandated by Bill 41-22, we will post the request on the Department of Permits, Approvals and Inspections'(PAI) website for the required 45 calendar days. Should the Council have questions or need further information please feel free to contact Pete Gutwald, Director of PAI.

Thank you in advance for your kind assistance with this request.

**Attachment**

cc: Baltimore County Council Members  
Lauren Smelkinson, County Auditor  
Sameer Sidh, Senior Deputy County Administrative Officer for Economic Development & Infrastructure  
C. Peter Gutwald, Director Department of Permits, Approvals, and Inspections  
Horacio Tablada, Director, Department of Environmental Protection and Sustainability