

Roland Park Area Master Plan, 2009-2010

Housing Subcommittee

Charrette 1 Notes

November 21, 2009

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1. Concern with housing must extend beyond the official boundaries of Roland Park. There was considerable discussion about what the appropriate boundaries of the housing plan should be, and we drew them on the map. There was not total agreement on all segments of this boundary.
 2. There was concern about the existing housing stock. The houses are expensive to buy and to maintain, which means that a large segment of the population is excluded. The high prices are exacerbated by high tax rates in the city. The houses need to be made more energy efficient. There was a feeling that rental properties are less likely to be well maintained and that they should be discouraged. On the other hand, there has been a reduction in the number of rental properties in the neighborhood as apartment buildings have gone condo. We should have a record of existing rental units — some of which are illegal. In the future, we foresee more residents working out of home, and we should consider what this will mean for the character of the neighborhood and for zoning.
 3. There were concerns about residents' ability to continue living in Roland Park as they age. We did not consider that there is a need for more senior housing (with Roland Park Place, Keswick Homes, and Falls Road Nursing Home in the immediate vicinity), but residents should be able to remain in their homes as they age. In this connection, we support the Village at Home project, and we should consider the advisability of permitting “granny flats” as adjuncts to existing houses. It is also important that affordable housing be available for the children of elderly parents.

Sidney Brower
Subcommittee Chair
November 25, 2009