

Mayor Rawlings-Blake Joins Housing to Announce Aggressive Enforcement Action Taken to Rid Community of Drug Nuisance

Press Release, Mayor's Office, August 17, 2010

Mayor Stephanie Rawlings Blake, Councilman William Cole, and Housing Commissioner Paul T. Graziano joined other elected officials and community leaders to announce that a notice of intent to revoke the Madison Park North Apartments' multiple family dwelling (MFD) license had been issued on Monday, August 16, 2010. Notorious for drug activity and violence, the 202-unit apartment complex, located at 850 West North Avenue in the Reservoir Hill neighborhood, has become an extreme nuisance to the residents and the community.

"Today, Baltimore City is serving notice to all landlords that we will not tolerate criminal activity in our neighborhoods," said Mayor Stephanie Rawlings-Blake. "To eradicate crime and blight caused by irresponsible landlords, we will use any and all enforcement tools at our disposal to remove the threat posed to the health, safety, and general welfare of the residents of this great City."

Housing Commissioner Graziano directed officials in the Property Based Crime Solutions Program to go directly after the landlord by issuing the notice of intent. If the MFD license is revoked, the property must cease its operation as an MFD. In the event of a license revocation it is likely that the federal government would terminate all direct rent subsidies to the landlord. License revocation is just one of many creative public safety approaches city officials use as part of collaborations among prosecutors, housing officials, and police to dislodge criminal activity in troubled neighborhoods.

The Madison Park North Apartments, comprised of 44 buildings on an 8.18-acre site, is owned by Madison Park North Apartments, Ltd., an entity controlled by Tricap Management, Inc., of Los Angeles, California. It is operated by Edgewood Management Corporation, a Maryland-based company.

"With two murders occurring at the property in the past six weeks, this case is so egregious," said Housing Commissioner Graziano. "We have taken this action to protect law-abiding residents from the deeply rooted, uncontrolled violence at Madison Park North Apartments."

"The residents of Madison Park North deserved better and the entire Reservoir Hill community deserved better," added Councilman Cole. "It's a shame that the absentee property owner from California refused to take the safety and security concerns of the residents and the neighborhood seriously. Too many lives have been lost at this property yet the owner has failed to take action. The Mayor and the Housing Commissioner have proven once again that if a property owner won't act, the City of Baltimore will."

A hearing will be held in September to determine if there is sufficient evidence to establish whether the property is being used for drug related activities that constitute a nuisance and if the owner and management failed to prevent the nuisance activity. If the MFD license is revoked, Baltimore Housing and HUD will assist qualified residents in relocating to safe housing.

“Ensuring every resident can enjoy the benefits of a safe and vibrant community is paramount,” said Rick Gwynallen, President of the Reservoir Hill Improvement Council. “We are grateful that the City is working with the people of our community to improve the quality of life for residents in the Madison Park North apartments.”

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