

## Inclusionary Housing Bill

City Council is considering a new Inclusionary Housing law, CC 22-0195. Additional affordable housing is desperately needed in our city, where thousands experience homelessness each night and are turned away from emergency shelter, and tens of thousands are in danger of eviction each year.

According to the most recent available Baltimore City homelessness report – the Consolidated Action Plan [<https://dhcd.baltimorecity.gov/sites/default/files/Public%20Comment%202020-2025%20Consolidated%20Plan%20-%20Annual%20Action%20Plan.pdf>] - 100,181 low-income households in Baltimore spend more than 50% of monthly income on housing. In other words, more than 100,000 vulnerable low-income households annually are at risk of eviction and homelessness! Among renters, 40,490 of the lowest income households (below 30% of AMI) have severe housing problems.

In 2007, Baltimore City adopted an Inclusionary Housing law, as have hundreds of jurisdictions throughout the U.S. Our law, however, is literally the least effective in the country, having produced only 37 units of housing in 15 years, not one of which is available to a truly low-income family.

City Council is now considering a bill, CC 22-0195, which might increase the supply of housing affordable to some of our neighbors; however, as written, the bill is terribly flawed, especially as it does not target those most in need, i.e., the tens of thousands of families who are unable to rent ANY units on the marketplace. The bill proposes to produce housing for households with incomes up to 80% of the Area Median - \$92,880 for a family of four. Some advocates propose to target families with 60% of the Area Median incomes - \$69,660 for a family of four. These are NOT the families with the greatest need, i.e., the 40,000 families with incomes below 30% of the Area Median (\$34,830 for a family of four).

To be most effective, the Inclusionary Housing law should address the housing needs of our most impoverished neighbors, those who are not served by the market and who are most at risk of homelessness. The bill should facilitate housing for families with incomes below 30% of the area median, those families who cannot access the very limited supply of publicly subsidized housing such as public housing and Housing Choice Vouchers. If we limit our assistance, let's focus on those most in need, whose income is only \$34,830 or less. This will reduce the unceasing demand for emergency shelter and create stability for our most impoverished neighbors.