

**CITY OF BALTIMORE
COUNCIL BILL 05-0066R
(Resolution)**

Introduced by: Councilmember Young, President Dixon, Councilmembers D'Adamo,
Reisinger, Conaway, Branch, Mitchell, Kraft, Clarke, Rawlings Blake, Holton

Introduced and read first time: June 6, 2005

Assigned to: Land Use and Transportation Committee

Committee Report: Favorable with amendments

Adopted: October 31, 2005

A COUNCIL RESOLUTION CONCERNING

Task Force on Inclusionary Zoning

1
2 FOR the purpose of creating a task force to study the prospect of creating an inclusionary zoning
3 and housing plan in Baltimore City to increase the supply and distribution of adequate,
4 affordable housing across the City so that we can better meet the needs and demands of
5 current and future residents.

6 **Recitals**

7 In the City of Baltimore, there exists a severe housing problem with respect to the supply of
8 housing relative to the need for housing for residents with low and moderate incomes. The City
9 is experiencing a rapid increase in the number of City residents approaching retirement age, with
10 consequent fixed or reduced incomes; young adults of modest means forming new households;
11 governmental employees in moderate income ranges; and mercantile and service personnel
12 needed to serve the expanding industrial base and population growth of the City.

13 In an era of constricting resources, cities have had to be creative in addressing the demand
14 for affordable housing. Local zoning is a powerful tool that can create requirements and
15 incentives to promote the development of affordable housing within the private market.
16 Inclusionary housing programs produce benefits across the community to seniors on fixed
17 incomes, young parents and single parent families seeking communities with good schools and
18 amenities, and businesses who need to hire and retain good employees.

19 The representatives of this task force will have the duty of studying best practices, analyzing
20 the demographics and market demands in order to decide on the feasibility of implementing an
21 inclusionary housing plan in Baltimore City. Cities and counties, such as Montgomery County
22 and Washington D.C., have already passed legislation for inclusionary housing, and now may be
23 the right time for the City of Baltimore to do the same. The creation of this task force to
24 coordinate this study would be a useful mechanism in figuring out the best plan to benefit all the
25 citizens of Baltimore City.

26 **NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF BALTIMORE,** That a task
27 force is created to study the prospect of creating an inclusionary zoning and housing plan in

EXPLANATION: Underlining indicates matter added by amendment.
~~Strike out~~ indicates matter stricken by amendment.

1 Baltimore City to increase the supply and distribution of adequate, affordable housing across the
2 City so that we can better meet the needs and demands of current and future residents.

3 ~~AND BE IT FURTHER RESOLVED, That the task force consists of representatives from each of~~
4 ~~the following:~~

- 5 (1) ~~Members of the Planning Commission~~
- 6 (2) ~~Representatives of the City Council~~
- 7 (3) ~~The Development Community~~
- 8 (4) ~~The Coalition of CPHA, BRIDGE, and Innovative Housing Institute~~
- 9 (5) ~~The Baltimore Development Corporation~~
- 10 (6) ~~The Department of Real Estate~~
- 11 (7) ~~A National Expert on Inclusionary Zoning~~
- 12 (8) ~~Major Employer(s)~~
- 13 (9) ~~Community Representation~~

15 AND BE IT FURTHER RESOLVED, That the Task Force consists of the following 13
16 voting members:

- 17 (1) a member of the Planning Commission chosen by the Commission;
- 18 (2) a representative of the City Council chosen by the President;
- 19 (3) a representative of the development community chosen by the Task Force;
- 20 (4) a representative of CPHA chosen by its organization;
- 21 (5) a representative of BRIDGE chosen by its organization;
- 22 (6) a representative of Innovative Housing Institute chosen by its organization;
- 23 (7) a representative of Baltimore Development Corporation (BDC) chosen by its
24 President;
- 25 (8) a representative of the Department of Real Estate chosen by the Comptroller;
- 26 (9) a national expert on inclusionary zoning as chosen by the Task Force;
- 27 (10) a community representative chosen by the Task Force;
- 28 (11) a representative of the Department of Housing and Community Development
29 (DHCD) chosen by its Commissioner;

1 (12) a representative of the Greater Baltimore Board of Realtors (GBBR) chosen
2 by the organization; and

3 (13) a representative of the Maryland Multi-Housing Association chosen by the
4 organization.

5 **AND BE IT FURTHER RESOLVED,** That the representative from CPHA shall serve
6 as Chair of the Task Force, which shall meet, as the Task Force determines, from November
7 2005 through April 2006.

8 **AND BE IT FURTHER RESOLVED,** That a copy of this Resolution be sent to those entities that
9 are to comprise the Task Force and to the Director of the Mayor's Office of Council Services
10 Relations.