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September 11, 2025

Land Use and Transportation Committee  
Baltimore City Council  
City Hall, Room 408  
100 N. Holliday St.  
Baltimore, MD 21202

**RE: Baltimore Regional Housing Partnership Testimony in Support of City Council  
Bill 25-0065, Eliminating Off-Street Parking Requirements**

Dear Chair Dorsey, Vice Chair Middleton and Honorable Committee Members:

On behalf of the Baltimore Regional Housing Partnership, we express our strong support for City Council Bill 25-0065, which proposes eliminating off-street parking minimums in Baltimore's zoning code.

This bill represents a meaningful step toward creating a more affordable, equitable, and sustainable Baltimore. Parking minimums are an often hidden but significant barrier to more affordable housing development. By mandating parking spaces regardless of actual demand, these requirements drive up construction costs, reduce the number of units that can be built, and ultimately inflate housing prices.

**These costs are disproportionately borne by low-income families, many of whom do not own cars and would benefit more from access to housing than from mandated parking.**

At BRHP, our mission is to expand housing choices for families historically excluded from opportunity-rich neighborhoods. As the Regional Administrator for the Baltimore Housing Mobility Program, we serve over 4,300 families, helping them transition from areas of concentrated poverty to communities where they can thrive. Our work is grounded in [research](#) that shows that where you live shapes your access

to education, employment, health, and safety. Yet, we consistently encounter a major obstacle: the lack of affordable housing in well-resourced neighborhoods. Parking minimums exacerbate this challenge by limiting the feasibility of new, affordable developments in precisely the areas where families need them most.

[Research](#) shows that eliminating parking minimums can significantly reduce housing costs and increase supply. Cities like Buffalo, Minneapolis, and San Francisco have already taken this step, and the results are promising: more affordable units, better use of land, and increased investment in walkable, transit-oriented neighborhoods.

Baltimore has the opportunity to follow suit and unlock similar benefits. **[Over half of Baltimore renters are cost-burdened, and thousands of families are struggling to find homes that meet their needs and budgets.](#)** More than [20% of all Baltimore households](#) spend over half their income on housing, and 92% of these severely burdened households are earning less than half of the area median income. These figures are not just statistics – they represent Baltimore families struggling to find stability and opportunity. Creating new pathways to more affordable housing is essential to ensure these families aren't left behind.

It's important to note that eliminating parking minimums doesn't mean eliminating parking altogether. It means allowing those who are building homes in our city to respond to actual market demand and community needs. It means giving neighborhoods the flexibility to prioritize housing, green space, or transit access over underutilized parking lots.

**For the families BRHP serves, this bill offers more than policy reform – it offers hope.** It opens the door to new housing options in neighborhoods with high-performing schools, safe streets, and economic opportunity. It aligns directly with our mission to expand housing choice and promote inclusive growth across the region.

City Council Bill 25-0065 is a smart, evidence-based reform that supports Baltimore's goals for equity, sustainability, and affordability. We respectfully urge the committee to support this bill and help Baltimore take a bold step toward a more inclusive future.

Thank you for your time and consideration.

Sincerely,

Adria Crutchfield  
Executive Director

About the [Baltimore Regional Housing Partnership](#):

The Baltimore Regional Housing Partnership (BRHP) is a non-profit organization that expands housing choices for low-income families who have historically been excluded from housing in well-resourced neighborhoods by helping them access and transition successfully to safe, healthy, and economically vibrant communities. As the Regional Administrator for the Baltimore Housing Mobility Program, BRHP has been opening pathways to better futures for low-income families for over 10 years. BRHP currently provides over 4,300 low-income families rental assistance in the form of Housing Choice Vouchers coupled with counseling support for families as they move from areas of concentrated poverty to areas of opportunity in Baltimore City and the five surrounding counties.