



BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council
c/o Natawna Austin, Executive Secretary

From: Michael Braverman, Housing Commissioner 

Date: October 2, 2019

Re: **City Council Bill 19-0389, High-Performance Market-Rate Rental Housing (Citywide) -- Eligibility for Tax Credit**

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 19-0389, for the purpose of modifying the number of rental units required to qualify a multi-family dwelling for a high-performance market-rate rental housing tax credit.

If enacted, this bill would amend Section 10-18 of Article 28 concerning the City's High-Performance Market-Rate Rental Housing tax credit to change the definition of market-rate rental housing project from a multi-family dwelling that contains 20 or more rental units to a multi-family dwelling that contains 10 or more rental units.

DHCD Framework for Community Development promotes investment in all neighborhoods and City Council Bill 19-0389 will encourage new development throughout the City. It is noted that DHCD does not support subsidizing developments in neighborhoods that do not need additional public support and would be willing to explore future changes to Article 28 of the Baltimore City Code to more finely target these incentives. This Bill would allow further investments in areas of the City not currently benefiting from the existing Tax credit.

DHCD has reviewed City Council Bill 19-0389 and **supports the passage of the bill.**

MB:sm

cc: Mr. Nicholas Blendy, *Mayor's Office of Government Relations*