

CITY OF BALTIMORE
COUNCIL BILL 26-0059R
(Resolution)

Introduced by: Councilmember Ramos

Cosponsored by: Councilmembers Parker, Gray, Bullock, Blanchard, Conway, Middleton,
Torrence, Porter, and Jones

Introduced and read first time: July 13, 2026

Assigned to: Housing and Economic Development Committee

REFERRED TO THE FOLLOWING AGENCIES: Department of Housing and Community Development,
Affordable Housing Trust Fund Commission, Department of Finance

A RESOLUTION ENTITLED

1 A COUNCIL RESOLUTION concerning

2 **Informational Hearing – Affordable Housing Trust Fund**

3 FOR the purpose of requiring the Baltimore City Department of Housing and Community
4 Development, the Affordable Housing Trust Fund Commission, and inviting relevant
5 stakeholders to appear before the City Council and to provide annual reports on the
6 accomplishments of the Affordable Housing Trust Fund, including units produced and
7 residents helped, the income level of residents served, the required items to be reported upon
8 that are specified in both the Charter amendment that established the Fund and in the
9 ordinance that created the funding source, and any additional information the Council may
10 request.

11 **Recitals**

12 2026 marks 10 years since the establishment of the Affordable Housing Trust Fund through
13 ballot measure, and 8 years since the stable funding source was provided for the Fund. To
14 celebrate the accomplishments of the Fund, the Baltimore City Council requests a hearing with
15 the Department of Housing and Community Development, the Affordable Housing Trust Fund
16 Commission, and grantees of the Fund to outline the Fund's accomplishments thus far and report
17 on its work to date.

18 The Fund was established through a signature campaign that placed a Charter amendment
19 measure on the ballot in 2016. Question J established the nonlapsing fund and gave the power to
20 the Council to establish funding sources and direct them to the Fund. This is the only nonlapsing
21 fund to which the Council has the power to direct money.

22 The Fund is financed through a yield tax on transfer and recordations transactions above
23 1 million dollars. This funding source fluctuates depending on market conditions and sales. In
24 total, \$74,003,926 has been directed to the Fund since its inception. In addition, between \$6.5
25 million and \$7 million from the capital budget is dedicated to the Fund each year.

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

Council Bill 26-0059R

1 The Affordable Housing Trust Fund is one of the most flexible funds in City government.
2 The only restriction is that 50% of the money has to serve those most vulnerable, defined as
3 individuals who earn 30% or less of area median income (AMI). The remainder must be spent
4 for those earning no more than 50% of AMI. The flexibility of the Fund allows for allocations
5 for affordable rental housing units, local voucher programs, community land trusts, and more.

6 The Charter requires annual reporting to the Mayor and City Council as to the activities of the
7 Fund. The City Council has not had a formal hearing concerning the Fund since 2021, and no
8 annual report has been posted online since 2022. The City Council wishes to learn more about
9 the state of the Fund, including specifics of its usage, spending plans and outcomes, and any
10 modifications to the Fund that the Commission recommends.

11 **NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF BALTIMORE,** That the City
12 Council requires the Baltimore City Department of Housing and Community Development, the
13 Affordable Housing Trust Fund Commission, and invites relevant stakeholders to appear before
14 the City Council and to provide annual reports on the accomplishments of the Affordable
15 Housing Trust Fund, including units produced and residents helped, the income level of residents
16 served, the required items to be reported upon that are specified in both the Charter amendment
17 that established the Fund and in the ordinance that created the funding source, and any additional
18 information the Council may request.

19 **AND BE IT FURTHER RESOLVED,** That a copy of this Resolution be sent to the Housing
20 Commissioner, the President of the Affordable Housing Trust Fund Commission, and the
21 Mayor's Legislative Liaison to the City Council.