

LAND USE COMMITTEE

20-0482

PUBLIC TESTIMONY

William F. Ariano, Jr.
407 Gittings Avenue
Baltimore, Maryland 21212
410-435-2189

May 6, 2020

VIA: E-Mail

Re: Ordinance 20-048

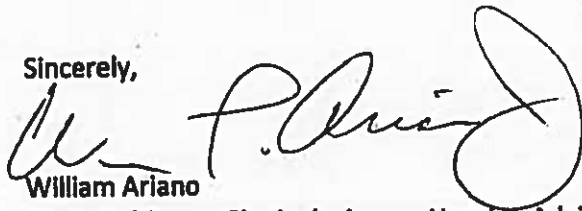
Dear Councilman Reisinger and Members of the Land Use Committee:

The Inclusionary Housing Advisory Board supports City Council Ordinance 20-048 bill, to extend the sunset date of the existing Inclusionary Housing Requirements from June 30, 2020 to June 30, 2022.

On June 2007, Ordinance 07-474, Article 13, Subtitle 2B was enacted with the goal of creating housing opportunities in neighborhoods that are of high market value and to promote economic diversity to residents with a broad range of incomes. Extending the Sunset date by an additional two years, enables the Baltimore City Housing Department the time to implement a process to identify strategies to more effectively implement policies and regulations that will increase the number of Inclusionary Units.

Thank you for your time and consideration. If you have any questions or require further information, please feel free to contact me by email at wfariano@yahoo.com.

Sincerely,



William Ariano

Chair, Baltimore City Inclusionary Housing Advisory Board

Cc: Michael Braverman, Housing Commissioner
Jalal Greene, Chief Operating Officer

From: Barbara Samuels <samuels@aclu-md.org>
Sent: Friday, May 15, 2020, 2:38 PM
To: Young, Caylin
Cc: Matt Hill (hillm@publicjustice.org)
Subject: CC Bill 20-0482 Inclusionary Housing -- Extension of Sunset

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Hi Caylin, hope you are well and staying safe!

I wanted to let you know that the ACLU-MD is supporting City Council Bill 20-0482 which was introduced by the Administration in order to prevent the sunset of the City's Inclusionary Housing Ordinance next month, June 2020. As you know, the existing law has been largely ineffective, due both to several loopholes in the law and the way that the prior Administration interpreted and applied it (in a way that is not consistent with the ordinance's language our view). The ordinance is far from perfect, but it is crucial that the law not be allowed to expire.

Matt Hill from the Public Justice Center and I have been conferring with Housing Commissioner Michael Braverman, urging improvements in the way that DHCD and the Housing Commissioner administer the current law, and legislative changes to make it more effective. The Commissioner agreed to issue an RFP to hire an independent expert consultant to recommend both administrative and legislative changes, and to align the law with current conditions in the City housing market. That process takes some time for procurement, analysis and consensus building for its recommendations. Unfortunately, it soon became apparent that the process was unlikely to be completed by the law's June 2020 sunset date and there was not a replacement bill that had been vetted and gained public or stakeholder support.

We agreed with Commissioner Braverman that it would be best to ask the City Council to extend the law, and that two years is the appropriate period. Two years provides enough time

to complete the analysis and draft legislation based on its recommendations and build support for the new bill. On the other hand, it is not so long that it creates further undue delay. We believe this two year extension will allow the time needed to finally get an Inclusionary Housing ordinance that works.

DHCD issued the RFP last week, the pre-proposal conference was today, and responses are due in mid-June. As you can see, procurement of the consultant is now proceeding quickly.

We hope that President Scott will help to move the bill through the Land Use Committee and on second and third reader as quickly as possible, given the looming sunset next month.

Our thanks to you and President Scott for all you are doing during the pandemic and everyday! If you have any questions, I would be happy to talk. You can call my cell at 443/695-2657 while we are working remotely.

Barbara Samuels | Managing Attorney - Fair Housing | ACLU of Maryland
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