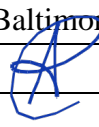




CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Alice Kennedy, Housing Commissioner 
DATE	April 2, 2024
SUBJECT	CCB 23-0468 Off-Street Parking - Affordable Housing

The Honorable President and
Members of the City Council
City Hall, Room 400

04/02/2024

Position: Favorable

Introduction

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 23-0468 Off-Street Parking – Affordable Housing for the purpose of eliminating off-street parking requirements for a residential project that is subject to inclusionary housing requirements.

If enacted, City Council Bill 23-0468 would eliminate off-street parking minimums for residential projects receiving a major public subsidy and that is subject to the inclusionary housing requirements in Article 13, § 2B-21. The bill would also amend § 16-601 of the Zoning Code in Article 32 and would take effect 30 days after its enactment.

DHCD Analysis

At its regular meeting of January 25, 2024, the Planning Commission concurred with its departmental staff and recommended that City Council Bill 23-0468 be approved by the City Council. The Law Department also recommended approval along with clarifying amendments, in which DHCD is in support of. This Bill does not have an operational or fiscal impact on DHCD and would not endanger public health, safety, or welfare.

This Bill would align Baltimore with cities around the country that have moved towards reducing or eliminating parking requirements making inclusionary housing projects less costly to build. Those reduced construction and maintenance costs could then potentially be passed down to future tenants, benefiting all. It is worth noting this bill does not impose any off-street parking

maximums, but instead only removes the minimum requirements already in place, when applied to inclusionary housing. This would allow the market to dictate how much a given developer wishes to provide.

The Bill would take effect 30 days after its enactment and it is unclear how the change will impact the planning around current projects subject to inclusionary housing requirements. The purpose of Inclusionary Housing is to require a given share of new construction receiving a major public subsidy to be affordable by people with low to moderate incomes. This legislation may lessen financial burdens on a developer of a residential project around the provision of off-street parking which in turn may promote the creation of more Affordable Housing for Baltimore City residents.

Conclusion

DHCD respectfully requests a **favorable** report on City Council Bill 23-0468.