




## MEMORANDUM

**DATE:** May 8, 2023  
**TO:** Ways and Means Committee  
**FROM:** Colin Tarbert, President and CEO   
**POSITION:** No Objection  
**SUBJECT:** City Council Bill No. 23-0369  
High-Performance Inclusionary Housing Tax Credit

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### INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill No. 23-0369 introduced by Councilmembers Ramos, Bullock, Torrence, Cohen, Burnett and Dorsey.

### PURPOSE

This Bill would establish a citywide property tax credit for high-performance rental properties that meet the inclusionary housing requirements defined by city code.

### BRIEF HISTORY

The City has a record of supporting the provision of housing at all income levels, and property tax credits can be a useful tool for subsidizing the creation of affordable housing units. The development of mixed-income rental properties is considered a best practice for providing equitable access to high-quality properties and neighborhoods. However, producing units at below-market rates imposes a cost on developers that, absent sufficient subsidy or regulation, prevents these units from being provided in the first place. This tax credit is designed to compensate for the additional cost of providing those units, and is structured such that it can be paired with the High-Performance Market Rate Rental Housing tax credit, in order to advance the goal of increasing mixed income rental properties throughout Baltimore City.

### FISCAL IMPACT

None

### AGENCY POSITION

The Baltimore Development Corporation respectfully has **no objection** to City Council Bill No. 23-0369. If you have any questions, please contact Kim Clark at 410-837-9305 or [KClark@baltimoredevelopment.com](mailto:KClark@baltimoredevelopment.com).

cc: Nina Themelis, Mayor's Office of Government Relations  
Sophia Gebrehiwot, Mayor's Office of Government Relations

[AW]