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September 11, 2025

Land Use and Transportation Committee
Baltimore City Council
City Hall, Room 408
100 N. Holliday St.
Baltimore, MD 21202

**RE: Baltimore Regional Housing Partnership Testimony in Support of City Council
Bill 25-0064, Reducing Bulk and Yard Requirements for Residential Properties**

Dear Chair Dorsey, Vice Chair Middleton and Honorable Committee Members:

On behalf of the Baltimore Regional Housing Partnership (BRHP), I am writing to express our support for **City Council Bill 25-0064**, which proposes reducing bulk and yard requirements for residential properties in Baltimore.

As Baltimore faces a deepening housing affordability crisis, we must remove barriers that prevent the creation of diverse, accessible housing options—especially for low- and moderate-income families. Over half of renters in our city are cost-burdened, and far too many households are forced to choose between paying rent and meeting other basic needs.

Current zoning regulations—such as minimum yard sizes, lot coverage limits, and building height restrictions— limit the construction of housing space that can be built on properties and restrict families from modifying or expanding existing properties to meet their needs. The Journal of Housing & Community Development found that restrictive zoning practices significantly contribute to the ongoing housing affordability crisis, with a [staggering 70 percent of residential areas](#) in major cities restricting or banning apartment development that allows for multi-family usage.

Bill 25-0064 offers a practical solution to easing some restrictions, supporting the development of smaller, more affordable homes and enabling homeowners the

flexibility to make meaningful improvements to their properties that include creating more housing space. This change will increase the overall housing stock, creating new opportunities for housing on existing lots.

For the families BRHP serves—many of whom have been historically excluded and priced out of the housing market or subjected to living in overcrowded or substandard conditions—this bill represents more pathways to safe, stable, and affordable housing in communities of opportunity. BRHP has seen firsthand how access to safe, affordable housing in opportunity-rich neighborhoods can transform lives. As the Regional Administrator for the Baltimore Housing Mobility Program, we work with over 4,300 families to help them transition from areas of concentrated poverty to communities where they can thrive.

Bill 25-0064 is a forward-thinking reform that will help Baltimore modernize its zoning code, increase housing supply, and create more equitable opportunities for families across the city. We urge the committee to support its passage and support a more inclusive and responsive housing framework.

Thank you for your time and consideration.

Sincerely,

Adria Crutchfield
Executive Director

About the [Baltimore Regional Housing Partnership](#):

The Baltimore Regional Housing Partnership (BRHP) is a non-profit organization that expands housing choices for low-income families who have historically been excluded from housing in well-resourced neighborhoods by helping them access and transition successfully to safe, healthy, and economically vibrant communities. As the Regional Administrator for the Baltimore Housing Mobility Program, BRHP has been opening pathways to better futures for low-income families for over 10 years. BRHP currently provides over 4,300 low-income families rental assistance in the form of Housing Choice Vouchers coupled with counseling support for families as they move from areas of concentrated poverty to areas of opportunity in Baltimore City and the five surrounding counties.