

**CITY OF BALTIMORE
COUNCIL BILL 11-0302R
(Resolution)**

Introduced by: Councilmembers Holton, Cole, Curran, Henry, Kraft, Branch, Reisinger,
Middleton, Clarke, Conaway, President Young, Councilmembers D’Adamo, Spector, Welch
Introduced and read first time: June 20, 2011
Assigned to: Committee of the Whole

REFERRED TO THE FOLLOWING AGENCIES: Planning Commission, Department of Housing and
Community Development

A RESOLUTION ENTITLED

1 A COUNCIL RESOLUTION concerning

2 **Inclusionary Housing Progress Reports**

3 FOR the purpose of requesting the Commissioner of Housing to submit to the City Council
4 regular reports on progress toward the goal of providing inclusionary housing for the
5 residents of Baltimore City; directing the reports to be submitted to the Committee of the
6 Whole every 90 days; and requiring the implementation of the Inclusionary Progress Report
7 program beginning on September 1, 2011, and continuing until the goals set forth in the
8 legislation have been met to the satisfaction of the members of the City Council and the
9 citizens of Baltimore City.

10 **Recitals**

11 The anticipated extension of the provisions of the Inclusionary Housing law until 2020 will
12 do little to assure advocates that measures are in place to guarantee that developers will build
13 affordable housing for the “working poor” within the period of the extension or that there will be
14 a choice of affordable housing for working families in the future.

15 As stated in the Code: “It is the policy of Baltimore City to encourage economic diversity
16 and balanced neighborhoods by promoting the inclusion of housing opportunities for residents
17 with a broad range of incomes in all residential projects that contain 30 or more residential
18 units”.

19 A regular monitoring of progress toward the stated goal and oversight to make certain that
20 the letter of the law is being followed consistently by developers will assist in encouraging
21 “economic diversity in our neighborhoods, anchored by a strong and stable middle class and
22 including homes for the full range of the City’s workforce.”

23 Inclusionary Housing Progress Reports are expected to include, but are not limited to, reports
24 on:

- 25 • The Rules and Regulations of the Inclusionary Housing law, as promulgated by the
26 Housing Commissioner, the Inclusionary Housing Board, and the Planning
27 Commission, and amendments thereto.

EXPLANATION: Underlining indicates matter added by amendment.
~~Strike out~~ indicates matter deleted by amendment.

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- 1 • The appointments and terms of the members of the Inclusionary Housing Board.
- 2 • Progress on compilation of the Annual Report of the Inclusionary Housing Board to
3 the Planning Commission, including, but not limited to, specific information, for the
4 90 day period covered, on each item required in the report:
 - 5 (1) the total number and proportion (as to the total of all housing units developed)
6 of affordable housing units generated under this subtitle;
 - 7 (2) the number and proportion generated under each of the various provisions of
8 this subtitle (e.g., major public subsidy or significant rezoning);
 - 9 (3) the number and proportion generated at various affordable costs;
 - 10 (4) a list and description of all waivers, modifications, or variances requested,
11 granted, and denied under this subtitle, with a summary of the reasons for
12 granting or denying each request;
 - 13 (5) an estimate of the percent of units in the City that are occupied;
 - 14 (6) the amount and percent of residential property tax-base increase;
 - 15 (7) the percent of households that the City has retained;
 - 16 (8) an estimate of the growth in City households;
 - 17 (9) the number of units for which the City or eligible housing providers had a
18 right of first refusal under § 2B-34 {"Right of first refusal"} or § 2B-52(c)
19 {"Resales during affordability period – First refusal"}, and the number of
20 those units on which that right was exercised;
 - 21 (10) recommendations made by the Board under § 2B-66B {"Administration:
22 Board to advise"} on priorities for which Inclusionary Housing Offset Fund
23 money is best used; and
 - 24 (11) a summary of all information for the fiscal year that the Inclusionary
25 Housing Offset Fund submits to the Board under § 2B-67 {"Reporting to
26 Board"}.

27 Inclusionary Housing Progress Reports support the Council’s mandate that development
28 projects that receive major public subsidy provide demonstrable public benefit.

29 **NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF BALTIMORE,** That the
30 Commissioner of Housing is requested to submit to the City Council regular reports on progress
31 toward the goal of providing inclusionary housing for the residents of Baltimore City; directing
32 the reports to be submitted to the Committee of the Whole every 90 days; and requiring the
33 implementation of the Inclusionary Progress Report program beginning on September 1, 2011,
34 and continuing until the goals set forth in the legislation have been met to the satisfaction of the
35 members of the City Council and the citizens of Baltimore City.

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1 **AND BE IT FURTHER RESOLVED**, That a copy of this Resolution be sent to the Mayor, the
2 Commissioner of Housing, the Director of Planning, the Chair and Members of the Inclusionary
3 Housing Board, the Community and Neighborhood Organizations listed in the Planning
4 Department Directory, and the Mayor’s Legislative Liaison to the City Council.