

FROM	NAME & TITLE	Robert Cename, Budget Director <i>RC</i>	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Bureau of the Budget and Management Research Room 432, City Hall		
	SUBJECT	City Council Bill 23-0468 – Off-Street Parking Requirements for Affordable Housing		

DATE:

TO

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

April 1, 2024

Position: Defer

The Department of Finance is herein reporting on City Council Bill 23-0468, Off-Street Parking – Affordable Housing, the purpose of which is to eliminate off-street parking requirements for a residential project that is subject to inclusionary housing requirements.

Background

City Council Bill 23-0468 would eliminate the parking minimums for affordable housing developments that are subject to the City’s Inclusionary Housing requirements. Current law requires affordable housing development to provide one parking space for every two affordable units.

Fiscal Impact

We do not anticipate a significant fiscal impact from this legislation. This bill does not impose any off-street parking maximums, which would still allow the market to dictate how much parking a developer wishes to provide in any new development. However, it is possible that eliminating parking minimums completely could lead to a shortage of available parking spaces in a neighborhood. In turn, this could put pressure on the City and the Parking Authority to develop other parking restrictions or even new off-street parking facilities.

Conclusion

We do not anticipate a significant fiscal impact from this legislation. We defer to the subject-matter experts in the Parking Authority to advise on the right policy for parking minimums in new developments and how that would impact neighborhood parking.

For the reasons stated above, the Department of Finance defers to the Parking Authority on CCB 23-0468.

cc: Yoanna Moisides
Nina Themelis