


<b>FROM</b>	NAME & TITLE	CHRIS RYER, DIRECTOR	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 <sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #22-0195/ INCLUSIONARY HOUSING FOR BALTIMORE CITY		

**TO**

The Honorable President and  
 Members of the City Council  
 City Hall, Room 400  
 100 North Holliday Street

DATE: November 10, 2022

The Department of Planning is in receipt of City Council Bill #22-0195, which is for the purpose of defining certain terms; repealing certain findings and policy statements; repealing rules of statutory interpretation that have been superseded by the enactment of Code-wide revisions; requiring the Commissioner of the Department of Housing and Community Development to adopt an inclusionary housing manual; requiring annual reporting by the Commissioner of the Department of Housing and Community Development; amending the duties of the Inclusionary Housing Board; amending certain affordability requirements; clarifying a certain City policy regarding mixed income communities; repealing off-site substitutions; repealing the Inclusionary Housing Offset Fund; repealing density bonuses; requiring residential projects to submit inclusionary housing plans; amending requirements for continued affordability; clarifying the applicability of certain fair housing laws and regulations; establishing certain penalties; and generally relating to inclusionary housing.

The Department of Planning defers to the Department of Housing and Community Development on City Council Bill #22-0195, with one amendment.

On page 21, lines 7 and 8 refer to "... submitting a pre-development application to the Site Plan Review Committee; ...". This appears to conflate two things. The Department of Planning offers predevelopment meetings, which is a free service to provide early advice to an applicant on potentially applicable review processes and our best advice on how to proceed. This is normally the first contact with an applicant, and is typically scheduled well before a potential project is fully detailed. As part of the Site Plan Review process, some projects are referred to the Site Plan Review Committee (SPRC), normally in the concept phase, where more details are available, but most often before the formal permit process is started. The goal of Site Plan Review is to provide applicants advice from several agencies that will review the eventual permit, to coordinate our advice, and to prevent potential project delays. We recommend the following amendment on page 21, in lines 5 through 8:

(1) MUST SUBMIT AN INCLUSIONARY HOUSING PLAN TO THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AND THE DEPARTMENT OF PLANNING WHEN SUBMITTING AN ~~PRE-DEVELOPMENT APPLICATION TO THE~~ FOR SITE PLAN REVIEW COMMITTEE; AND

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

CR/ewt

cc: Ms. Natasha Mehu, Mayor's Office  
Ms. Nina Themelis, Mayor's Office  
Mr. Ethan Cohen, Mayor's Office  
The Honorable Eric Costello, Council Rep. to Planning Commission  
Mr. Matthew Stegman, City Council President's Office  
Ms. Nikki Thompson, City Council President's Office  
Mr. Colin Tarbert, BDC  
Ms. Rebecca Witt, BMZA  
Mr. Geoffrey Veale, Zoning Administration  
Ms. Stephanie Murdock, DHCD  
Ms. Elena DiPietro, Law Dept.  
Mr. Francis Burnszynski, PABC  
Mr. Liam Davis, DOT  
Ms. Natawna Austin, Council Services