


Robin Carter  
Chairwoman, Board of Commissioners  
Janet Abrahams  
President / Chief Executive Officer



## Memorandum

To: The Honorable President and Members of the City Council  
C/o Natawna Austin, Executive Secretary

From: Janet Abrahams, Chief Executive Officer 

Date: November 17, 2022

Subject: City Council Bill 22-0195 Inclusionary Housing for Baltimore City

The Housing Authority of Baltimore City (HABC) has reviewed City Council Bill 22-0195, Inclusionary Housing in Baltimore City. This bill defines specific terms; by repealing certain findings and policy statements, repealing rules of statutory interpretation that the enactment of Code-wide revisions has superseded; requiring the Commissioner of the Department of Housing and Community Development to adopt an inclusionary housing manual; requiring annual reporting by the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 particular 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; and establishing specific penalties.

HABC is Baltimore's largest provider of affordable housing opportunities, serving over 19,500 households (nearly 42,000 individuals) through our Public Housing and Housing Choice Voucher programs. HABC's serves low- to extremely low- income families and individuals that consist of some of the city's most vulnerable populations including those at risk of homelessness, the elderly, persons with disabilities, veterans and children. In addition, HABC has been able to preserve nearly 4,200 public housing units through the Rental Assistance Demonstration (RAD), and we are working to build mixed-income communities through initiatives such as the Perkins Somerset Oldtown (PSO) Transformation Plan and other redevelopment efforts. However, with nearly 24,023 people on our public housing and Section 8 waiting lists combined, the need for affordable housing in the city far exceeds that which HABC is able to provide on its own.

HABC recognizes the importance of addressing Inclusionary Housing in Baltimore City and submits a favorable bill report with amendments as suggested by the Department of Housing and Community Development (DHCD). We also support the Consultant's report submitted by Enterprise Community Partners, which recommended increasing Inclusionary Housing effectiveness. HABC will continue undertaking development activities to support the revitalization of Baltimore neighborhoods and provide affordable housing and related services to low-income households throughout the city.

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