



**Testimony to the Baltimore City Council**  
**Bill 22 – 0195 – Inclusionary Housing for Baltimore City**  
**Position: Support**

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**MAHC Supports Bill 22-0195**

The Maryland Affordable Housing Coalition (MAHC) is a strong advocate for affordable rental housing programs throughout Maryland. Many of our members develop, own and/or manage affordable rental housing communities in the City of Baltimore. Bill 22 – 0195 would require developers who are proposing a market rate housing project in the City that meets certain criteria to set aside a portion of their units to serve lower income residents. Given the dire shortage of affordable homes in Baltimore, the City's prior inclusionary housing ordinance fell far short of addressing the scale of this pressing need and created only a small number of new affordable units. MAHC supports the goals of Bill 22 -0195 to meaningfully promote the production of new, affordable housing units in all new rental housing developments. This bill would also provide Baltimore City with an opportunity to de-segregate many of the communities that have long only housed upper income residents and create a more equitable and inclusive City where all residents can live anywhere in the City they choose, despite their income or any other factors.

MAHC is the leading organization for the affordable rental housing industry in Maryland and has over 185 member organizations, including non-profit and for-profit developers, community action groups, state and local housing authorities, property management companies, financial institutions, community development organizations, contractors, investors, consultants and individuals.

**Respectfully submitted on November 14, 2022 by Miranda Darden-Willems, on behalf of the MAHC Board of Directors.**

**MAHC Board of Directors**

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Dan McCarthy, Episcopal Housing Corporation  
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Jessica Zuniga, Foundation Development Group, Past President