

CITY OF BALTIMORE

BRANDON M. SCOTT, Mayor



OFFICE OF COUNCIL SERVICES

LARRY E. GREENE, Director
415 City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202
410-396-7215 / Fax: 410-545-7596
email: larry.greene@baltimorecity.gov

HEARING NOTES

Bill: CC22-0195

Inclusionary Housing for Baltimore City

Committee: Committee of the Whole

Chaired By: President Mosby

Hearing Date: Thursday, November 17, 2022

Time (Beginning): 5:05PM

Time (Ending): 8:07PM

Location: Clarence "Du" Burns Chamber

Total Attendance: Approx. 100

Committee Members in Attendance:

- Zeke Cohen, Phylicia Porter, Ryan Dorsey, Robert Stokes, Antonio Glover, Odette Ramos, Danielle McCray, Isaac "Yitzy" Schleifer, Eric Costello, John Bullock, James Torrence

Bill Synopsis in the file? Attendance sheet in the file? Agency reports read? Video or audio-digitally recorded? Certification of advertising/posting notices in the file? Evidence of notification to property owners? Final vote taken at this hearing? Motioned by: Seconded by: Final Vote:

Major Speakers

(This is not an attendance record.)

- City Council President Nick Mosby, Bill Co-Sponsor
Councilwoman Odette Ramos, Bill Sponsor

- Alice Kennedy, Housing Commissioner, Department of Housing and Community Development
 - Robert Cename, Budget Director, BBMR
 - Steven Reilly, Consultant, HR&A
-

Major Issues Discussed

1. Councilwoman Ramos explained, in detail, her reason for introducing the inclusionary housing legislation CC22-0195. She states that the original Inclusionary housing program that was passed back in 2007 only produced a total of (37) affordable housing units in fifteen years. She concludes that the policy was ineffective. Since introduction, her proposed legislation has garnered a large number of support from advocates and a number of amendments have been proposed to legally strengthen the Bill. She states that moderate income residents should only pay 30% of their income towards housing. Paying more is considered "housing insecure." The proposed legislation requires the development of (20) affordable housing units or more with 10% of the units for middle income families, which is based on 60% of the AMI (\$69,600). The proposed Bill removes all waivers that were imposed from the prior Bill. An inclusionary housing board will be established to monitor compliance with the new legislation. The proposed legislation applies to developments that currently have public subsidy, or significant land use authorization. CC22-0195 proposed legislation requires annual reporting by the property owner, and to the City Council by DHCD. The units will be affordable for (30) years. If the owner relocates, the inclusionary housing process would commence again. The developer will be mandated to do "affirmative marketing for the affordable units." Councilwoman Ramos briefly explained each amendment.
2. Commissioner Kennedy presented her agency's report which looked at (3) phases of the inclusionary housing program: Assessment, Feasibility Analysis and Policy Recommendations.
3. Steven Reilly, performed a feasibility and financial analysis and shared a presentation with the City Council. President Mosby and Councilwoman Ramos had questions and expressed concerns regarding his analysis. A number of Councilmembers expressed concerns, as well, regarding Mr. Reilly's analysis. Mr. Reilly made a concerted effort to address each councilmember's question and concern. (A hardcopy of the presentation is available). The following are a few statements made by Mr. Reilly:
Inclusionary zoning is the same as Inclusionary housing. Inclusionary zoning looks at the entire city.
Core areas are neighborhoods that can sustain Inclusionary zoning development because of their stability and income.
Density and parking have not been proven to be incentives to developers, but in certain instances, both have been used as incentives for development in Baltimore City.

Further Study

Was further study requested?

Yes No

Name	Affiliation	Position	Type of Testimony
Sharonda L Huffman	Maryland Inclusive Housing Corporation * <i>Racina Jones</i>	Support With Amendment	Both
Hieu Truong	Community Development Network of Maryland	Support With Amendment	Both
anneke dunbar-gronke	Lawyers' Committee for Civil Rights Under Law	Support	Oral
Monica Braxton	Baltimore Regional Housing Partnership	Support	Oral
Tyrone Bost	H.O.M.E.S. (homeownership opportunity and mentorship for economic success)	Information	Oral
Matt Hill	Public Justice Center	Support With Amendment	Both
David Prater	Disability Rights Maryland	Support With Amendment	Both
Holly Ward	1199 SEIU	Support With Amendment	Oral
Charmeda "Char" McCready	Citizens Planning and Housing Association (CPHA) *	Support With Amendment	Both
Betty Bland Thomas	South Baltimore Partnership *	Support With Amendment	Oral
Maureen Daly	Beyond the Boundaries archdiocese of Baltimore	Support With Amendment	Oral
Tisha Guthrie	Baltimore Renters United	Support	Both
Rev. Brian E Murray	BRIDGE Maryland	Support	Both
Diane Glauber	Lawyers' Committee for Civil Rights Under Law *	Support With Amendment	Both
Lorraine Arikat	1199 SEIU	Support With Amendment	Oral
Claudia Wilson Randall	Community Development Network of Maryland *	Support	Oral
Rev. Dr. Marlon Tighman	BRIDGE Maryland, Inc.	Support With Amendment	Oral

Racial Disparity Study

Nneka Nnamdi

Fight Blight Bmore/ SOS Fund

Support W/ith Amendment Oral



Baltimore City Council Committee Hearing Attendance Record

Subject: Inclusionary Housing for Baltimore City	Bill #: 22-0195
Committee: Committee of the Whole	Chair: President Mosby
Date: Thursday, November 17, 2022	Time: 5:00 PM
Location: Clarence "Du" Burns Council Chamber	Channel: CharmTV25

MEETS TODAY

PLEASE PRINT CLEARLY

CHECK HERE TO TESTIFY ➔

First Name	Last Name	Address / Organization / Email	Testify	What is your position on this bill?		Lobbyist: Are you registered in the City?*	
				For	Against	Yes	No
John	Doe	400 N. Holliday St. Johndoenbmore@yahoo.com	✓	✓	✓	✓	✓
		5439 Remmell Ave *					
Danise	Jones-Dobson	SHARIZ Baltimore Inc. / NAACP Housing	✓				
BRIAN		1031 Skyview 21211	✓	✓			
	Murray						
"Char"		CPHA 2640 St. Paul Street					
Charonda	McCready	Baltimore MD 21218	✓	✓			✓
Doug	Schmitt	Workshop Development 1010 Fleet St. Baltimore, MD 21202 dschmitt@workshopdev.com	✓		✓		✓
Mauveen	Daly	3104 Barclay St Beyond the Boundaries	✓	✓			
Monica	Braxton	1684 Waverly Way Baltimore, MD 21239	✓	/			
Loraine	Arikat	861 Hollins St Apt 2F Baltimore, MD 21201	✓	✓			✓

*NOTE: IF YOU ARE COMPENSATED OR INCUR EXPENSES IN CONNECTION WITH THIS BILL, YOU MAY BE REQUIRED BY LAW TO REGISTER WITH THE CITY ETHICS BOARD AS A LOBBYIST. REGISTRATION CAN BE DONE ONLINE AND IS A SIMPLE PROCESS. FOR INFORMATION VISIT: [HTTPS://ETHICS.BALTIMORECITY.GOV/](https://ethics.baltimorecity.gov/) OR CALL: 410-396-4730



Baltimore City Council Committee Hearing Attendance Record

Subject: Inclusionary Housing for Baltimore City	Bill #: 22-0195
Committee: Committee of the Whole	Chair: President Mosby
Date: Thursday, November 17, 2022	Time: 5:00 PM
Location: Clarence "Du" Burns Council Chamber	

PLEASE PRINT CLEARLY				What is your position on this bill?		Lobbyist: Are you registered in the City?*	
<u>CHECK HERE TO TESTIFY</u>			Testify	For	Against	Yes	No
First Name	Last Name	Address / Organization / Email					
John	Doe	400 N. Holliday St. Johndoebmore@yahoo.com	✓	✓	✓	✓	✓
Wisha Wisha	Erwin	201 N. Schroeder St	✓				
T-1000	BOST	5633 Bell Ave	✓	✓			
Bill	Evans	6210 Northwood	✓	✓			
Math	Hill	201 W. Chamber St. Ste 1000	✓	✓			
Chris	Mfume	1000 1000 Fleet	✓				
Shant	Davis		✓				
Betty	Bland-Thomas	118 W. Cross St	✓	✓			

*NOTE: IF YOU ARE COMPENSATED OR INCUR EXPENSES IN CONNECTION WITH THIS BILL, YOU MAY BE REQUIRED BY LAW TO REGISTER WITH THE CITY ETHICS BOARD AS A LOBBYIST. REGISTRATION CAN BE DONE ONLINE AND IS A SIMPLE PROCESS. FOR INFORMATION VISIT: [HTTPS://ETHICS.BALTIMORECITY.GOV/](https://ethics.baltimorecity.gov/) OR CALL: 410-396-4730



Baltimore City Council Committee Hearing Attendance Record

Subject: Inclusionary Housing for Baltimore City	Bill #: 22-0195
Committee: Committee of the Whole	Chair: President Mosby
Date: Thursday, November 17, 2022	Time: 5:00 PM CharmTV25

Location: Clarence "Du" Burns Council Chamber

PLEASE PRINT CLEARLY

CHECK HERE TO TESTIFY



First Name	Last Name	Address / Organization / Email	Testify	What is your position on this bill?		Lobbyist: Are you registered in the City?*	
				For	Against	Yes	No
John	Doe	400 N. Holliday St. Johndoenbmore@yahoo.com	✓	✓	✓	✓	✓
- Sharonda	Huffman	Maryland Inclusive Housing shuffman@mih-inc.org	✓	✓			✓
- Diane	Glucker	Lawyers' Committee for Civil Rights Under Law	✓	✓			✓
- Annette	Dunbar - Crookes	Lawyers' Committee for Civil Rights Under Law	✓	✓			✓
Sonia	Eaddy	319 N. Carrollton Ave	✓	✓			✓
- CLAUDIA	WILSON	Community Development Network of MD claudia@communitydevelopment.org	✓	✓			✓

*NOTE: IF YOU ARE COMPENSATED OR INCUR EXPENSES IN CONNECTION WITH THIS BILL, YOU MAY BE REQUIRED BY LAW TO REGISTER WITH THE CITY ETHICS BOARD AS A LOBBYIST. REGISTRATION CAN BE DONE ONLINE AND IS A SIMPLE PROCESS. FOR INFORMATION VISIT: <https://ethics.baltimorecity.gov/> OR CALL: 410-396-4730

City of Baltimore

City Council
City Hall, Room 408
100 North Holliday Street
Baltimore, Maryland 21202

Meeting Minutes - Final

Committee of the Whole

Thursday, November 17, 2022

5:00 PM Du Burns Council Chamber, 4th floor, City Hall: Phone:
+1-408-418-9388, Access Code: 2341 238 9173, Password:
Public, Link: [https://bmore.webex.com/bmore/j.php?](https://bmore.webex.com/bmore/j.php?MTID=md61f0a835ae2d48383c511b70eae58fa)
MTID=md61f0a835ae2d48383c511b70eae58fa

22-0195

Rescheduled from 11-15-22

CHARM TV 25

CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

- Present** 12 - Eric T. Costello, Isaac "Yitzy" Schleifer, James Torrence, John T. Bullock, Odette Ramos, Phylicia Porter, President Nicholas J. Mosby, Robert Stokes Sr., Ryan Dorsey, Zeke Cohen, Danielle N. McCray, and Antonio Glover
- Absent** 3 - Kristerfer Burnett, Mark Conway, and Sharon Green Middleton

ITEM SCHEDULED FOR PUBLIC HEARING

22-0195

Inclusionary Housing for Baltimore City

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.

Sponsors: Odette Ramos, President Nicholas J. Mosby, Ryan Dorsey, Antonio Glover, Mark Conway, John T. Bullock, James Torrence, Sharon Green Middleton, Robert Stokes, Sr., Zeke Cohen

Recessed