



## Odette Ramos

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Committee of the Whole  
22-0195 Inclusionary Housing for Baltimore City

Mr. President and Colleagues

Thanks to DHCD, Advocates, Development community, HABC, Law Dept, Finance and others who spent hours the last couple of weeks working to get this bill done. We have really come very close, and today we want to share those conversations with the Committee and the public, and outline the one remaining items we're still working on.

First, A reminder about what Inclusionary Housing is - it is one of many policies we need to increase affordable housing in our city. Specifically, it is designed to help families live in areas that are typically out of reach, but also mitigate the impact of our historic racist housing policies. That's what we are doing today.

Overview of where we are with the newly submitted amendments:

- Any development citywide with 20 or more units that is already getting subsidy or planning to apply for subsidy will have to comply with this bill. Subsidy includes any tax credits, PILOTs, TIFS or even a significant land use authorization. Some subsidies are applied at the front end of the development, and some are once the development is built. The site review process is where the inclusionary plan has to be submitted.
- The development has to have at least 10% of their units be available for 60% AMI families. We will talk about the additional subsidy funding in a moment.
- If DHCD has additional subsidy for 50% or below area median income, the development will be asked to apply for the various programs available. HABC for instance has a project based voucher program that is underutilized, and we have agreement on this.
- Affirmative marketing issue that Law had is resolved.
- The Inclusionary Board has specific duties assigned like reviewing the regulations and approving any additional subsidy. It is also narrowed to 9 members instead of 15 members.
- Affordability period remains at 30 years.
- This is a floor, and not a ceiling so that if there are negotiations for major subsidy and DHCD or this Council is requesting more affordability, then that is going to be allowed.

### **Additional subsidy for the 10% of units for families at 60% AMI**

Our current proposal is:

- Developer requests additional subsidy and has to justify it. DHCD can offer one or more of the following:
  - Parking requirement reduction (may require another bill)
  - Density bonus (may require another bill)
  - Dollar for Dollar write off - The difference between the market rent and the rent collected from the families in the inclusionary units. At the end of the year, it would be written off on the taxes. We are working through how to do this without passing another bill, but if we have to, it would be a bill to attach this to the High Performance Market Rate Tax Credit.

We will hear from Finance as to their assessment of these funding sources.