

SUPPORT INCLUSIONARY HOUSING BILL 22-0195: INTEGRATED COMMUNITIES BUILD A STRONGER BALTIMORE

WHAT IS INCLUSIONARY HOUSING?



Inclusionary housing laws require developers of certain residential projects to set aside a percentage of new units to be more affordable and help create more socio-economically integrated communities.

Baltimore's now-expired law was ineffective, producing only

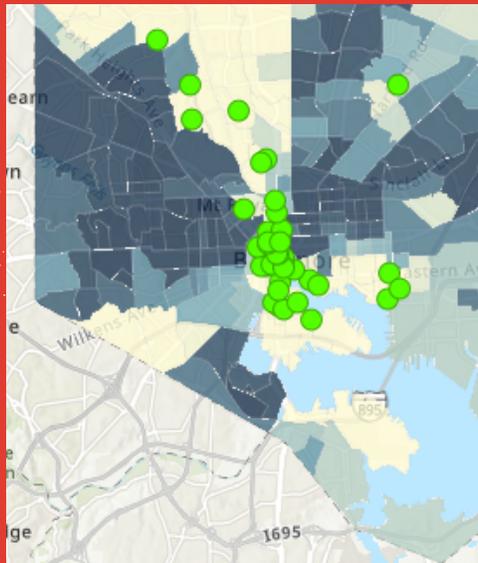
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affordable housing units in 15 years. Baltimore has no current inclusionary housing law. **Inclusionary Housing Bill 22-0195** is a **balanced approach** that would require every residential project over 20 units that receives a major subsidy or rezoning to set aside 10% of units as affordable, plus an additional 5% for even lower incomes if the project receives more subsidy.

High Performance Market Rate
Rental Housing Tax Credit
Developments
2014-2022



Our City Subsidizes Segregation



Baltimore will have given **\$73 million** from one special tax break alone to multi-family housing developers from FY 2014 through FY 2023. Almost all 6,621 units created with this subsidy are luxury, non-affordable units located in predominantly white, high income neighborhoods.

Virtually none of the units are affordable.

WHAT DOES INCLUSIONARY HOUSING BILL 22-0195 DO?

- **Eliminate the loopholes** and waivers in the prior inclusionary housing law that made it a failure.
- Require every residential project over 20 units that receives major city subsidy or rezoning to **set aside 10% of units as affordable**. "Affordable" means that a household earning less than 60% of Area Median Income (AMI) (about \$55,740 for a family of two) would pay rent that is no more than 30% of their income.
- If the developer receives more subsidy, they must **make units affordable to even lower incomes**.
- Every inclusionary development **must market affordable units to residents who have historically been excluded from new developments**, including Black families, persons who use vouchers and other residents who have experienced discrimination.
- Enhances accountability and enforcement mechanisms

WHAT IF CB 22-0195 HAD BEEN IN PLACE SINCE 2014?

Inclusionary housing is one way to deliver more affordable housing for seniors, families with children, veterans, and other residents who need a little help to stabilize their lives.

If the Inclusionary Housing bill had been in placed since 2014, Baltimore would have....

up to  939 new inclusionary, affordable homes including

 626 units affordable to persons at or below 60% of the area median income (\$55,740 for a family of 2)

up to  313 units affordable to families at even lower incomes (about \$27,900 for a family of 2)

WILL THE LEGISLATION BE EFFECTIVE?

- Yes! It would bring Baltimore City into line with national best practices.
- Inclusionary housing laws around the country have created 110,000 housing units in 258 programs, mostly since 2000.

WILL THIS STOP NEW DEVELOPMENT IN BALTIMORE CITY?

- There is **no evidence** that reasonable inclusionary housing requirements reduce development.
- CB 22-0195 places **fewer requirements** on development projects than similar laws in Pittsburgh, Philadelphia, Chicago, Washington D.C., & Mont. County among others
- CB 22-0195 is reasonable: It only applies to larger developments that receive public subsidy or rezoning, and it reduces the current 20% affordable requirement to 10% affordable.
- CB 22-0195 provides that if the development receives special benefits (\$73 million in tax breaks or special rezoning) then they must contribute **integrated, affordable units** to help **break the cycle of exclusion and segregation** that have produced what Dr. Lawrence Brown has called **the Black Butterfly and white L.**

The Inclusionary Housing Bill is supported by Baltimore Renters United, Beyond the Boundaries, BRIDGE Maryland, Citizens Planning Housing Association, Public Justice Center, Baltimore Regional Housing Partnership, GEDCO, Community Development Network, Baltimore City NAACP, Md. Center on Economic Policy, 1199 SEIU, South Balt. P'ship, SHARE Balt. & many others.