



Baltimore City Housing Committee
Minutes
November 14, 2022 3:00 PM - 4:30 PM via Zoom

Present: Hugh Scoggins, Monica McCall, Stephanie Jones, Imani Graham, Patrick Miles, David Prater, Kaitlin Krug, Caylin Young, Martin French, Kathleen Durkin, Diane Dressler, Ami Taubenfeld, Glenda Curtis, Char McCready, Tim Wiens, Sharonda Huffman, Sarah Hochbaum, Andy Krauss, Terri Bradford

1. Welcome by Sharonda Huffman
2. Review of minutes from the September 12, 2022
 - a. No changes were made to the minutes.
 - b. Sharonda and Tim have talked with Senator McCray since the September meeting, and he is very willing to work with us on our priorities.
3. Glenda Curtis, Diversity Officer, Baltimore City DHCD
 - a. Her goal is to build partnerships to address issues of housing equity.
 - b. She is in the process of identifying groups that are doing equity work to get a comprehensive approach to inclusionary housing.
4. Caylin Young, Deputy Director, Baltimore City Office of Equity & Civil Rights
 - a. The city has identified a chairperson for the commission on disabilities. With this appointment, the hopes that more work can be done.
 - b. It's been several decades since the commission priorities have been reviewed and they are beginning that process.
 - c. He was recently elected as a Delegate to District 45.
5. Inclusionary Zoning Bill Updates – Martin French, Baltimore City Department of Planning
 - a. Abundant Housing Act – among other things, it will repeal the restriction on low-density multifamily housing in some residential districts. It would allow single family dwellings to be converted to multi-family dwellings of up to 4 units.
 - b. Baltimore city zoning restricts multifamily housing in a number of residential districts.



- i. R5, R6, R7, R8 allow multifamily dwellings as well as single family dwellings.
 1. However, If SFH are made into multifamily dwellings it is considered a residential conversion. These conversions are prohibited in R5 and R6.
 2. Zoning board ruled last month that a residential conversion does not apply to someone making a separate building, such as a detached garage, a residential dwelling unit. [Note: It would apply if someone changed the interior of a SFH]. It is typically cheaper to build a new building rather than retrofit an existing building.
6. Coalition for affordable housing advocates – Char McCready, Citizens Planning and Housing Association. Email: charm@cphamd.org and on twitter account is #BmoreEquitable and #BmoreInclusionary
- a. Baltimore’s inclusionary zoning law, which sun-setted this year, only produced 37 units over the 15-year period of the law’s existence.
 - b. Coalition is working with a number of individuals to implement an effective inclusionary zoning legislation. They are seeking 60% AMI affordability for 10% of the new units created in the Baltimore “white L” area. Testimony is on Thursday. Expect a vote in January.
 - c. In the 1990s, federal legislation (“Faircloth Amendment”) passed restricting the number of public housing developments (aka public housing).
 - i. This resulted in 7000 fewer public housing units in Baltimore City which caused a loss of affordable units in the city.
 - ii. HUD’s Rental Assistance Demonstration (RAD) allows housing authorities to convert their public housing to affordable housing that is renovated with public and private equity.
 - iii. “Faircloth to RAD” enables a housing authority to construct public housing units, then immediately convert them to affordable housing through public-private partnerships under RAD. If there’s a development in the pipeline, some of the



units in the development can get tax credits and be used to add affordable housing.

1. Some of the rents being allowed are not enough to sustain the program. It might require a bundling of several programs.
2. Char recommended reaching out to Lisa Hodges-Hiken and Matt Hill to make some connections.

7. Report of Legislative Actions and Outreach – Sharonda Huffman

- a. The waitlist for the DDA Housing Subsidy program is open to those meeting the criteria. They hope to begin awarding subsidies by the end of November or early December. The amount of subsidy depends on household composition, income and place they want to live.
 - i. Stephanie Jones will check with her partners to get their ok to share the DHCD documents that will be used. She said if anyone has examples of “good” documents to feel free to share them with her to give to legal.
 - ii. MIH has no official role with this program. Our role is advocacy. We assume there will be bumps/idiosyncrasies and we’re willing to help iron them out. MIH is advocating at the State level for an additional 100 slots in the FY24 budget.
- b. HUD has announced a comment period on the old HUD 811 PRAC program on proposed contract changes to the old HUD 811 program. See more here:
<https://content.govdelivery.com/accounts/USHUDFHA/bulletins/335b09c>
- c. Report on a study of housing needs of neurodiverse individuals across the country was shared by Ami Taubenfeld. It will be shared with the committee by email.
- d. There is a new autism stakeholder group formed and it is working on housing. Rachel London chairs one of the committees.
- e. Glenda Curtis would like someone from our housing committee to attend various community meetings to talk about inclusionary housing to help dispel the myths about it...that it’s not just section 8, etc.



- i. She will forward the invites to us so that we can share with committee members.
- 8. Future Agenda & Meetings
 - a. January 9 from 3:00 – 4:30 pm via Zoom