



Baltimore City Housing Committee Meeting- MINUTES
Monday, October 13th at 3pm
3:00 PM – 4:30 PM
Via Zoom
Agenda

1. Welcome/Introductions

- Meeting was called to order by Ahmna Khan, noting the session was being recorded.
- Participants greeted one another as they joined.

2. Guest Introduction: *Ash Nicholes, Housing & Economic Development Staffer City Council President Zeke Cohen*

- [Bill 25-0066](#) Housing Opportunity Bill

Guest speaker Ash Nicholes canceled due to a last-minute family emergency)

Although Ash was unable to attend, the committee proceeded with discussion regarding **Bill 25-0066: Housing Opportunity Bill**, using the legislation previously distributed to members.

a. Overview and Initial Context

- Ahmna shared that Ash had reached out to MIH for comments on the bill.
- Members observed that the bill appears very similar to Councilmember Dorsey’s prior “Abundant Housing Bill.”
- There was discussion on whether the new bill replaces, modifies, or expands upon the original abundant housing proposal.

b. Committee Discussion & Key Questions

- Kristin noted similarities to the Dorsey bill and questioned whether the approach or legislative pathway had changed.
- Tim clarified that Dorsey is listed as a co-sponsor, suggesting collaboration with Councilmembers Gray, Blanchard, and Council President Cohen.
- Leslie asked whether this was intended to replace the earlier abundant housing proposal; members believed the bill had been rewritten and reintroduced.

c. Accessibility & FHA Considerations

- Ahmna raised that the new bill does not explicitly include accessibility requirements, whereas prior discussions included interest in:
 - UFAS-compliant units
 - Mention of FHA design guidelines
- Tim and Leslie clarified:
 - Federal Fair Housing Act design standards apply to buildings with 4+ units, regardless of whether the bill includes it explicitly.
 - Source of income protections would still require landlords to accept DDA or other vouchers.

d. Key Prior MIH Comments (to be re-evaluated)

The committee reviewed comments previously submitted in February for the former abundant housing bill, including:

- Requesting clarification on allowing conversions of non-residential structures (ex: former retail or grocery stores), not just former single-family dwellings.
- Encouraging the bill to include references to Fair Housing Act accessibility requirements.
- Encouraging location requirements such as:
 - Availability in neighborhoods above 200% AMI
 - Proximity to transportation and grocery stores.

Members agreed these should be revisited and potentially re-submitted.

e. General Position of the Committee

- The committee expresses tentative support for the bill as a zoning tool that increases density and contributes to broad affordability.
- Members acknowledged that while it does not create deeply affordable units, it still aligns with the city's broader affordability goals.
- The group emphasized the importance of MIH continuing to be recognized as a key stakeholder by City Council.

3. Inclusionary Search: Eddie Blackstone, *Baltimore City Organizer*

- Eddie was scheduled to present but could not attend.

4. Committee Member Updates-

Inclusionary Housing Coalition (Valerie & Andy)

- Coalition meetings have slowed (now bi-weekly, often canceled).
- Key updates:
 - Tisha Guthrie has been appointed as the renter representative but has not been receiving meeting communications, causing delays in her participation.
 - Increased media attention and social media activity via DHCD and coalition members.
 - Focus remains on pushing implementation of the inclusionary housing legislation passed nearly two years ago.

Accessibility/Legal Services (Leslie)

- Two new staff attorneys joined:
 - Aaron Esterson (Equal Justice Fellow)
 - Nativia Brooks
- The team is now fully staffed.

Supporting Adults on the Autism Spectrum (Ariyanna)

- Organization is exploring property acquisition and expanding housing support services.
- Focus on moving adults toward supported living rather than community living group homes.
- New director Ramy Mays is settling in well.

Service Coordination (Kristin)

- Ongoing expansion due to large cohorts of transitioning youth entering the DDA waiver.
- Significant increase in individuals looking to live independently—more referrals expected to MIH and housing providers.

LIHTC Updates (Tim)

- Reviewed newly released 2026 LIHTC awards, with three in Baltimore City:
 - Sojourner Place at the Falls – Episcopal Housing Corp (50 units)
 - Abedua Residences – NHP Foundation/Dominion CDC (50 units)
 - Westport Parcel A – NHP Foundation/Fort 700 Development
- Committee will explore partnership opportunities with awardees.
- Noted increased federal funding for LIHTC, strengthening future opportunities for disability-focused housing.

5. Upcoming Events/Trainings - None noted

6. Next Meeting – Monday December 8th.