



Baltimore City Housing Committee Meeting MINUTES
Monday, December 8th, 2025
3:00 PM – 4:30 PM
Via Zoom
Agenda

1. Welcome/Introductions

- Meeting was called to order at approximately 3:05 PM.
- Attendees introduced themselves.
- Prior meeting minutes were reviewed; no questions or edits were raised.
- Minutes were approved for submission.

2. CDN Updates- *Eddie Blackstone, Baltimore Organizer*

- Governor's budget and concerns regarding cuts to Permanent Supportive Housing and Continuum of Care NOFO.
- Renewed advocacy for Good Cause Eviction legislation.
- Monitoring Baltimore City housing-related legislation.
- Tenant Possessions Recovery Act, which would allow tenants at least 10 days to recover belongings after eviction (Baltimore City currently has no recovery period).

Advocacy & Coalition Work

- Ongoing Inclusionary Housing Coalition work and policy monitoring.
- CDN is improving internal communications and distribution networks to strengthen advocacy engagement.
- CDN is a state partner with the National Low Income Housing Coalition (NLIHC).

Upcoming Advocacy Events

- Policy Advocacy Day (Annapolis) – February 2026.
- Capitol Hill Day (Washington, DC) – March 2026.
 - Eddie will circulate details and encourage committee participation.
- Legislative priority document from the previous session will be shared with the committee.

- Eddie provided a walkthrough of Baltimore City’s Inclusionary Housing Dashboard hosted by DHCD.
- Key components reviewed:
- Exempt projects
- Pipeline projects (noted lack of clarity regarding project status)
- Permitted projects subject to the Inclusionary Housing Law
- Geographic distribution of housing units across the city
- Currently:
- Two permitted projects totaling **363 units**
- **36 units** designated as affordable at **50% AMI**
- No listing of deeply affordable units (e.g., 30% AMI).
- Limited explanation for exemptions and pipeline status.
- Affirmative marketing and centralized application processes were discussed but noted as unresolved due to legal constraints.
- DHCD maintains the dashboard, though updates occur infrequently.

3. Kairos Updates – Ahmna Khan

- Update provided in absence of Vonnette Harris (Kairos Development).
- Patapsco Point (Cherry Hill):
 - 120-unit mixed-income affordable housing development.
 - Includes adult high school and education center at ground level.
 - Project has received UDAP approval.
 - Site plan review underway; formal submission anticipated mid-January.
 - Targeting 4% LIHTC application by March 2026.
- Community opposition noted but improving through outreach and education.
- Clarification needed regarding Kairos’s involvement in the Winston Project near Morgan State University.

4. Committee Member Updates-

- Ariana shared that her organization is engaged in strategic planning focused on future housing models, including potential property acquisition.
- No additional updates were raised.

5. Next Meeting –

- Discussion of February meeting dates considering holidays.

- Tentative agreement to schedule the next meeting for:
- **Monday, February 2, 2026**
- Confirmation to be sent following the meeting.