

Document Title	Inclusionary Housing Board Minutes
Date and Time	2/13/2025 3:00-4:15PM
Location	14th Floor of the Charles Benton Building
Format	Hybrid In-person and Facebook Live

Meeting Attendees Present:

- Mansur Abdul Malik, Vice Chair
- Margaret Allen
- Danielle Burton, OECR Representative
- Shelley Hallstead
- Alice Kennedy, Housing Commissioner
- Chris Mfume, Chair
- Chris Ryer, Director, Planning Department
- Leland Shelton

Meeting Minutes

1. Call to Order

- a. Role call taken, present members reflected in “Meeting Attendees Present”
- b. Quorum Present

2. Board Organization

- a. Mansur Abdul-Malik selected as Vice-Chair

3. Open Meeting Act Certification

- a. Open Meeting Acts Checklist confirmed and certified.
- b. See open meetings act checklist attached.

4. Ethic Requirements and Conflict of Interest

- a. Chris Amberger, Ethics Director, reviewed ethic laws and requirements
- b. Board members should email Amberger with any questions arising about the ethics law.
- c. Review of ethics disclosure and filing – Start of 30-day period for filing by 3/13/2025
 - i. Review of Income Reporting Section
 - ii. Review of Conflict-of-Interest Section
 - iii. Review of Gifts Section – Cannot accept gifts of no more than \$20
- d. Questions
 - i. Is owning property a problem? No, we want people to own property and be good stewards. Cannot use prestige of office for financial gain for yourself or another.

5. Overview of Inclusionary Housing Law –

- a. DHCD Staff highlighted inclusionary housing law and fielded questions from Board Members.
- b. Question regarding the Project’s Waitlist – Potential Applicants are anticipated to be identified from the waitlist.

- c. Review of the law can be found in the PowerPoint posted on the DHCD inclusionary housing webpage
- 6. City Requirements: Rules and Regulations**
 - a. Department of Legislative Reference reviewed requirements of COBRA and writing rules and regulations
 - b. Review of the DLR's presentation can be found in the PowerPoint posted on the DHCD inclusionary housing webpage.
- 7. DRAFT IH Rules and Regulations**
 - a. DHCD Staff reviewed all sections of the rules and regulations and the public comments
 - b. Review of Rules and Regulations information can be found in the PowerPoint posted on DHCD inclusionary housing webpage.
- 8. Permit Application State**
 - a. DHCD reviewed potential inclusionary projects based on permit reports prepared by the Permits Office.
 - b. The Board will review (1) Affordable Housing project, (1) Student Housing project, (1) project that did not meet eligibility criteria.
 - c. One project is finalizing their inclusionary plan and is anticipated to be reviewed in March.
- 9. Inclusionary Housing Plan
 - a. **6807 Park Heights Avenue**
 - i. No specific comments about the project
 - ii. Plan is posted plan the DHCDs Inclusionary Housing Webpage
 - b. **3101 Belvedere Avenue**
 - i. No specific comments about the project
 - ii. Plan is posted on the DHCDs Inclusionary Housing Webpage
 - c. **3121 St. Paul Street**
 - i. Recusals
 - 1. Christopher Mfume
 - 2. Leland Shelton
 - ii. No specific comments about the project
 - iii. Plan is posted on the DHCDs Inclusionary Housing Webpage
 - d. General Questions and Comments
 - i. The Board would like to explore an opt-in process for owners that want to add inclusionary units to existing buildings or projects further in down the pipeline – DHCD will explore and report back to the board
 - ii. The Chair requested that the reason for exclusion is noted clearly in the summary form
 - iii. Inclusionary Housing Units are not prohibited from receiving other tax credits
- 10. Draft Dashboard**
 - a. DHCD's Research and Analytics Team is creating a dashboard that will be posted on DHCD's website.
 - b. The Dashboard will include all excluded, pending, and active inclusionary housing projects with a map.
 - c. Comments

- i. Make the exclusion reason known, when the map zooms in.
- ii. DHCD will include a tab for the tax credit when that is applicable

11. Next Meeting Agenda Items

- a. Commissioner Kennedy requests next meeting be held before March 6th
- b. Meeting topics include:
 - i. Reviewing Rules and Regulations
 - ii. Inclusionary Housing Plan Review

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LEP Statement –

For people with limited English proficiency and would like these minutes translated in their native language please send an email to inclusionaryhousingsubmission@baltimorecity.gov

Para las personas con dominio limitado del inglés que deseen que estas actas sean traducidas a su idioma nativo, por favor envíen un correo electrónico a inclusionaryhousingsubmission@baltimorecity.gov.

Pour les personnes ayant une maîtrise limitée de l'anglais et souhaitant que ces procès-verbaux soient traduits dans leur langue maternelle, veuillez envoyer un e-mail à inclusionaryhousingsubmission@baltimorecity.gov.

对于英语能力有限并希望将这些会议纪要翻译成母语的人士，请发送电子邮件至 inclusionaryhousingsubmission@baltimorecity.gov

بالنسبة للأشخاص الذين لديهم إلمام محدود باللغة الإنجليزية ويرغبون في ترجمة هذه المحاضر إلى لغتهم الأم، يرجى إرسال بريد إلكتروني إلى inclusionaryhousingsubmission@baltimorecity.gov.