

Inclusionary Housing Board Meeting

March 14, 2025

3:00-4:30pm EST

DHCD Conference Room
14th Floor Benton Building,
417 E. Fayette Street



BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

Agenda

Call to Order & Confirmation of Quorum	Chris Mfume & Commissioner Kennedy	2:30-2:35
Open Meeting Act Compliance and Certification		
Approval of Minutes	Chris Mfume	2:35-2:40
Inclusionary Housing Plans 211 W 28th Street	DHCD Staff	2:40-3:00
COBRA Guidelines Review	DHCD Staff	3:00-3:10
Rules and Regulations Review	DHCD Staff	3:10-3:55
Next Meeting Agenda Items	Chris Mfume	3:55-4:00

Open Meeting Act

- Inclusionary Housing board meetings are subject to State Open Meeting requirements
- Notice of meeting and agenda were posted on 3/7/25
- At any open session, the general public is invited to attend and observe
- Public participation is at the Board's discretion
- The 3-14 meeting will not include public participation

Information Covered

I. Inclusionary Housing Plans

I. 211 W. 28th Street

II. Draft Rules and Regulations

III. Comment Period

IV. Questions

Inclusionary Housing Plans



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211 W. 28th Street – Seawall Development



Project Highlights – 211 W. 28th Street

- **Applicable? Yes**
 - High Performance Market Rate Tax Credit
- **Plan Details**
 - Building Permit Submitted – **10/28/2024**
 - Inclusionary Plan Submitted – **1/21/2025**
 - Leasing Date – **1/1/2026**
 - Occupancy Date – **6/1/2026**
- **Affirmative Marketing – Complete**
- **Complete Plan? Yes**
- **DHCD Recommendation: Approve**

Inclusionary Units

Unit Type	Total Square Footage	Number of IH Units - 50% AMI	Number of IH Units - 60% AMI	Number of Market Rate Units	Monthly Rent: IH - 50%	Monthly Rent: IH - 60%	Monthly Rent: Market Rate
Studio	587	2	1	35	\$1,070	\$1,177	\$1,950
1bdrm	717	1	1	20	\$1,070	\$1,177	\$2,175
2bdrm	913	0	1	5	\$1,223	\$1,345	\$2,573

*Final rent will be determined by unit bedroom number, household size and income

Rules and Regulations Review



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Rules and Regulations – COBRA Reminders

- April 15 COMAR Publication Goal
- Board input
 - Comments, drafts, and final review
- Planning Commission Consultation
- Law Department and Administration Review
- An Agency **MAY NOT** solicit or formally collect public comments on regulations outside of the 30-day comment period.
- An Agency is **not required** to incorporate any comment received during the 30-day comment period, including comments from members of the public or relevant stakeholder groups

Rules and Regulations

- Cannot address anything outside of the law
- Define and clarify terms
- Determine eligibility to rent inclusionary units
- Set standards for rental prices
- Establish information for Inclusionary Housing Plans and Annual Reports
- Program Guidelines provide “how to” that is not applicable to rules and regulations

Next Steps

- Consult with the Planning Commission as required by the Law
- Work with the Law Department and Department of Legislative Reference to finalize updated draft
- The Department of Legislative Reference will publish the draft rules and regulations in COMAR
- Start the 30-day comment period
 - Board can formally submit comments including changes
 - DHCD reviews all comments with the Law Department
 - Adopted or re-posted

Next Meeting



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