

INCLUSIONARY HOUSING PLAN SUMMARY

222 Saint Paul Place

PRESENTED AT 05/20/2025 INCLUSIONARY HOUSING BOARD MEETING

Project Information^x

Project Location - 222 Saint Paul Place Baltimore MD, 21202-2045

Neighborhood - Downtown

Date Building Permit Application Submitted – 2/28/2025

Date Inclusionary Housing Plan Received – 4/4/2025

Date 45 Day Review Period Concludes – 6/4/2025

Does Project Qualify for Inclusionary Units: Yes _____ No

Exemption Information – N/A

Explanation if No:

_____ Project is fewer than 20 units

_____ Total construction/renovation costs are less than \$60,000 per unit

_____ The project is not located on land that the City sold for the project

_____ The owner is not requesting any subsidies, tax credits, grants or other City Subsidies

_____ Project is an

_____ Affordable Housing Project

_____ Dormitories, as defined in § 1-305(g) of the Zoning Code;; or

_____ Fraternity or sorority houses, as defined in § 1-306(p) of the Zoning Code

_____ Residential-care facilities, as defined in § 1-312(p) of the Zoning Code

_____ Residential project that is designed for, marketed to, and leased to students enrolled in accredited educational institutions located in Baltimore

City, also known as “student housing”. (Ord. 07- 474; Ord. 24- 308).

Inclusionary Unit Information

If Inclusionary Units are required:

Total number of units 303

Total number of penthouse units 0

Total number of units used to determine Inclusionary Housing requirements 30

10% Inclusionary Requirement - 30

5% of units available to households earning 50% of area median income - 15

5% of units available to households earning 60% of AMI - 15

Inclusionary Unit Breakdown

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
0br/1ba	405	2	2	44	1050	1250	1350
1br/1ba	433	6	6	104	1200	1450	1550
1br/1ba	611	6	6	115	1200	1450	1750
3br/2ba	1030	1	1	10	1525	1800	2450

Anticipated Occupancy 1/1/2026

Anticipated Leasing Starts 1/1/2026

Affirmative Marketing Summary:

The project at 222 Saint Paul Street will market the units in several newspapers with diverse audiences that are identified in the Plan in addition to postings at the Housing Authority of Baltimore City, the Baltimore Regional Housing Partnership and other community partners listed. The Affirmative Marketing plan outlines the leasing process, including requirements of applicants and notification process. The Plan also outlines a process for prospective applicants who are unable to complete

an on-line leasing application or may require other forms of assistance. The plan has been approved by OECR.

Other Comments

222 Saint Paul Pl. is the conversion of a former hotel that will serve as workforce housing and include 30 inclusionary units in the Downtown Area. The project will have studio, one bedroom, and two-bedroom units available for rent.

DHCD Recommendation

The plan meets the requirements of the law, DHCD recommends approval.

Inclusionary Housing Plan Template

Section 2B-22 of Ordinance 24-308, Inclusionary Housing for Baltimore City requires that developers who are required to make inclusionary units available submit this Inclusionary Housing Plan at the time an application for a building permit is submitted.

Building permit applications that fail to include this form will not be reviewed. No building permit application will be released without an approved Inclusionary Housing Plan. Inclusionary Housing Plans can only be submitted prior to receiving a building permit.

Additional information about the City's Inclusionary Housing requirements can be found : [22-0195 Completed Ordinance 24-308 \(6\).pdf](#)

General Project Information

Section	Question
NAME OF PROJECT	Development Name 222 St. Paul Place
	Marketing Name (if different)
	Apartment or House Name (if applicable)
PROPERTY OWNER	Name of Company 222 St. Paul Place Owner LLC
	Contact Name Adam Feldman
	Contact Title/Role Principal
	Contact Email afeldman@goodhomesco.com
	Contact Phone 917-613-0145
	Mailing Address 880 Third Avenue, 8th Floor, New York, NY 10022



PROJECT INFORMATION	Legal Address 222 St. Paul Place, Baltimore, MD 21202
	Street Known-As Address (if applicable)
	Zoning District C-5-DC
	Description (must include list of amenities and services that will be available, description of neighborhood) The project is being converted from a vacant former Embassy Suites Hotel into a vibrant 303-unit multifamily community. As part of the Sponsor's redevelopment plans, the building will be fully modernized and brought to a like-new standard. Project amenities will include a fitness center, tenant lounge/co-working space, on-site laundry facilities, tenant storage, package room private event space and bike storage room. The project is located in the heart of Downtown Baltimore and will be part of its continued revitalization.
SUBSIDY INFORMATION Includes all subsidies applied for (including those not yet awarded) and intended to be applied for	I am currently or contemplating requesting the following for this project (Select all that apply): <input type="checkbox"/> Grants or loans that equal or exceed 15% of total projected project costs <input type="checkbox"/> Payment in Lieu of Taxes (PILOT) (not affordable housing) <input type="checkbox"/> Tax Increment Financing (TIF)

Section	Question
SUBSIDY INFORMATION (cont.)	<p><input type="checkbox"/> Sale or transfer of City-owned land substantially below its appraised value. Please include a copy of a Land Disposition Agreement, appraisal or other document establishing the below value purchase price</p> <p><input checked="" type="checkbox"/> Tax Credit(s) please identify (please attach a separate sheet if there are more than 3):</p> <p>Market Rate High Performance Tax Credit</p> <hr/> <p>Applying for PILOT tied to affordability - TBD</p> <hr/> <p><input type="checkbox"/> Affordable Housing Projects</p> <p><input type="checkbox"/> Please attach the total number of units, breakdown by AMI, and a list of all sources.</p> <p><input type="checkbox"/> Please indicate if you are planning to request or have a received an Affordable Housing PILOT and provide a copy of the application, underwriting memo and/or approval.</p> <p><input type="checkbox"/> I am not applying for any of the following (please note that if you check this box you cannot apply for any additional tax credits or subsidies related to this project in the future)</p>
UNIT INFORMATION <input type="checkbox"/> ONLY FOR AFFORDABLE HOUSING PROJECTS: Please check if you attached table with information. If checked, you do not have to fill out this information.	<p>Total Number of Units in the Project:</p> <p style="text-align: center;">303</p> <hr/> <p>Total Number of Penthouse Units in the Project:</p> <p style="text-align: center;">0</p> <hr/> <p>Total Number of Eligible Units (<i>Total Units – Total Penthouse Units</i>):</p> <p style="text-align: center;">303</p> <hr/> <p>Required Number of Inclusionary Units (10% of Total Number of Eligible Units): 30</p>

	Required Number of Units Available to Very Low Income Households (50% of Area Median Income): 15
	Required Number of Units Available to Low Income Households (60% of Area Median Income): 15
	Cost Per Unit: \$100,000
UNIT AVAILABILITY	Please complete Exhibit C. Unit Information
CONTRACTED COMPANIES: PROPERTY MANAGEMENT Not required for Tax Credit/Affordable Housing Properties	Name of Company TBD
	Contact Name
	Contact Title/Role
	Contact Email
	Contact Phone
	Leasing Agent Name
	Leasing Agent Email
	Leasing Agent Phone
CONTRACTED COMPANIES: TENANT SELECTION (optional)	Name of Company

Not required for Tax Credit/Affordable Housing Properties	Contact Name
	Contact Title/Role
	Contact Email
	Contact Phone
BUILDING PERMIT APPLICATION INFORMATION (to be completed by DHCD)	Permit Application Number BCCM-25-000053
	Date Submitted 2/28/2025
	Date Building Permit Approved for Issuance
	Building Permit Number

Proposed Project Schedule

Status	Start Date	Completion Date
Pre-Development	10/24/2024	2/7/2025
Financing	10/24/2024	10/24/2024
Permitting	2/7/2025	5/1/2025
Construction	5/1/2025	5/1/2026
Use and Occupancy Permit	1/1/2026	1/1/2026
Marketing	1/1/2026	11/1/2027
Leasing	1/1/2026	11/1/2027
Occupancy	1/1/2026	11/1/2026

Required Exhibits

ALL EXHIBITS MUST BE COMPLETE PRIOR TO SUBMITTING THIS INCLUSIONARY HOUSING PLAN. INCOMPLETE PLANS WILL BE NOT REVIEWED AND COULD DELAY THE ISSUANCE OF A BUILDING PERMIT.

Check if attached	Exhibits	Type	DHCD Staff Only		
<input checked="" type="checkbox"/>	A	Acknowledgement and Certification			
<input checked="" type="checkbox"/>	B	Declaration of Covenants			
<input checked="" type="checkbox"/>	C	Unit Information			
<input checked="" type="checkbox"/>	D	Site Plan			
<input checked="" type="checkbox"/>	E	Front Elevation or Block Face			
<input checked="" type="checkbox"/>	F	Residential Floor Plans			
<input checked="" type="checkbox"/>	G	Affirmative Marketing Plan			



EXHIBIT A:

Inclusionary Housing Plan Acknowledgement and Certification

The undersigned hereby certifies that they understand the information being requested by this form and the importance of such to the validity of any building permit and that post-permit issuance revisions to the construction plans that change the number of dwelling units to be constructed on the Project property, the net residential area, or that materially affects the design/unit comparability standards in the City's Inclusionary Housing Law will require the submission of an updated Inclusionary Housing Plan.

The undersigned understands that failure to indicate the subsidy(ies) that the undersigned is receiving or contemplating receiving for the project may lead to ineligibility to apply for a tax credit or subsidy following the approval of a building permit for the project.

The information provided to the City of Baltimore in this Inclusionary Housing Plan is true and accurate and the undersigned has the authority to bind any corporate entity identified as Property Owner herein and understands that this form will be considered binding on all successors and assigns of Property Owner with respect to the Project property. The undersigned further understands and agrees that the provision of any false or inaccurate information shall render the building permit and all other City approvals null and void.

Property Owner Signature

3/17/25

Date

Adam Feldman

Printed Name and Title

222 St. Paul Place

Project Name



EXHIBIT B:

*TO BE RECORDED IN THE LAND RECORDS
OF BALTIMORE CITY UPON ISSUANCE OF A
CERTIFICATE OF USE AND OCCUPANCY*

[FORM OF]

**DECLARATION OF APPLICABILITY
OF
INCLUSIONARY HOUSING REQUIREMENTS**

THIS DECLARATION OF APPLICABILITY OF INCLUSIONARY HOUSING REQUIREMENTS (“Declaration”), is made this ___ day of _____, 202_, by and between [NAME] (“Declarant”), in favor of the MAYOR AND CITY COUNCIL OF BALTIMORE, a municipal corporation in the State of Maryland (“City”), acting by and through its DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (“HCD”).

EXPLANATORY STATEMENT

A. The Baltimore City Inclusionary Housing Requirements, set forth in Article 13, Subtitle 2B of the Baltimore City Code, require developers of multifamily, market-rate residential projects which certain criteria to make affordable housing units within their projects available to households with limited incomes at reduced rates for a period of 30 years commencing on the date the City issues a Certificate of Occupancy for the residential project.

B. Declarant has received a major public subsidy or a significant land use authorization from the City to benefit the multifamily, market-rate residential project which it owns in Baltimore City, Maryland located at 222 St. Paul Place, Baltimore, MD 21202 which is more fully described in Appendix I attached to and made a part hereof (the “Project”).

C. Declarant acknowledges and agrees that the Inclusionary Housing Requirements are applicable to the Property because Developer has received a major public subsidy or a significant land use authorization from the City.

NOW, THEREFORE, in consideration of the premises set forth in the Explanatory Statement and for other good and valuable consideration, the receipt and sufficiency of which the parties acknowledge, the Declarant agree as follows:

1. Declarant acknowledges and agrees that the Inclusionary Housing Requirements are applicable to the Project.



2. Declarant acknowledges and agrees that the Inclusionary Housing Requirements are applicable to the Project commencing _____, the date that the Certificate of Use and Occupancy is issued, for a period of 30 years from such date.

[signatures appear on the next page]



BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

IN WITNESS WHEREOF, Declarant has executed this Declaration the day and year above written.

DECLARANT

Attest: [Signature]

222 St. Paul Place Owner LLC

By: Adam Feldman [Signature] (SEAL)

Name: Adam Feldman
Title: Authorized Signatory

STATE OF MARYLAND:
CITY OF BALTIMORE:

I HEREBY CERTIFY that on this 3 day of April, 2025, before me, the Subscriber, a Notary Public of the State of Maryland, in and for the City of Baltimore, personally appeared Adam Feldman, who acknowledged himself/herself to be the duly serving authorized Signatory of 222 St. Paul Place Owner LLC who acknowledged the foregoing Declaration of Covenant to be the corporate act of _____, and being duly authorized to do so, in my presence signed and sealed the same.

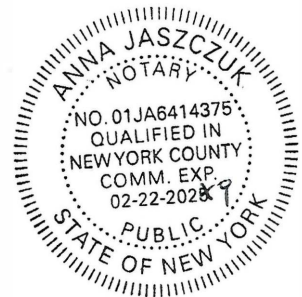
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

[Signature]
Notary Public

My Commission Expires: 02-22-2029

Acknowledged:

Inclusionary Housing Program Manager
Department of Housing and Community Development
Mayor and City Council of Baltimore



Approved for form and legal sufficiency on _____:

_____, [Deputy/Chief Solicitor]

Appendix 1

PROPERTY DESCRIPTION



EXHIBIT C.

Inclusionary Unit (IH) Information

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
0br/1ba	405	2	2	44	1050	1250	1350
1br/1ba	433	6	6	104	1200	1450	1550
1br/1ba	611	6	6	115	1200	1450	1750
3br/2ba	1030	1	1	10	1525	1800	2450

EXHIBIT D.

Site Plan

Upload/Attach

EXHIBIT E.

Floor Plans

Upload/Attach

EXHIBIT F.

Front Elevation or Block Face

Upload/Attach



Exhibit G.

Affirmative Marketing Plan

To the extent possible, Inclusionary Units should be marketed to prospective tenants who would not otherwise be aware that they could lease units in your project. Affirmative Marketing Plans identify how you will market Inclusionary Units to these prospective tenants.

You will be required to provide a documentation of your affirmative marketing efforts as part of the required Annual Report that must be submitted annually for each year of your required 30-year affordability period. Failure to comply may affect the ability to qualify for the High-Performance Inclusionary Housing Tax Credit.

This Plan may be updated and/or modified at the Housing Commissioner’s discretion. DHCD will provide notification of any updates on its Inclusionary Housing webpage.

ALL 9 SECTIONS MUST BE COMPLETED.

Section 1. Project Information

Project/Property Name	222 St. Paul Place
Property Address (please list all that are applicable and include zip code)	222 St. Paul Place, Baltimore, MD 21202
Neighborhood	Downtown Baltimore

Section 2. Leasing Information

Anticipated Opening Date	1/1/2026
Contact Information: Leasing representative	TBD
Company:	TBD
Name:	TBD
Email:	TBD
Phone:	TBD



Section 3. Advertising Start Date

Advertising must begin at least 90 days prior to initial occupancy.

Date advertising will begin: 9/1/2026

Section 4. Unit Information

Unit Type (please list each unit individually) *	Square Feet	Number available to 50% of AMI	Number available to 60% of AMI	Date Available
0br/1ba	405	2	2	1/1/2026
1br/1ba	433	6	6	1/1/2026
1br/1ba	611	6	6	1/1/2026
3br/2ba	1030	1	1	1/1/2026
*Unit stacking plan attached.				

***Attach if more rows are needed.**

Section 5: Advertising and Marketing Inclusionary Units

Please indicate what types of media will be used to market Inclusionary Units. Please check all that apply. You will be required to provide documentation of each type of advertising as part of your Annual Report. This should also include marketing information specific to your project and how you will include information to help reach potential tenants who would be least likely to know about or rent inclusionary units. Please provide copies of any available information, even if in draft form. You will be required to provide final copies as part of your Annual Report.

Name of Newspaper/, Radio TV Station/Other	Potential Market/Audience	Size/Duration of Advertising
Baltimore Times		6 months
Baltimore Banner		6 months



Name of Newspaper/, Radio TV Station/Other	Potential Market/Audience	Size/Duration of Advertising
Baltimore Afro American Newspaper		6 months
Somos Baltimore Latino		6 months
Latino Opinion Baltimore		6 months
El Zol Latino		6 months

Section 6. Tenant Selection Criteria (attach additional sheets as needed)

What criteria will be used to screen prospective tenants and what are the minimum standards that will need to be met to be eligible to rent an Inclusionary Unit

Tenant will need to meet the following criteria (subject to change) -

- 1) income of at least 2.8x monthly rent
- 2) no criminal record
- 3) no previous convictions
- 4) minimum credit score standard and no outstanding collections

5) Tenants will not be accepted or denied based on race, gender, age, sexuality, or any other discriminatory factors. It will be solely based on objective screening metrics.

6) If denied, tenants will be notified of reasoning and will have an opportunity to reapply or provide supplementary information to support application.

What information or documentation will be required to determine eligibility

- 1) pay stubs and employment verification
- 2) credit report
- 3) background check

What alternatives are available for prospective applicants who may be unable to complete an online application

Paper applications will be available as well.

Section 7. Community Contacts

To help further reach and inform prospective tenants who would be least likely to apply for Inclusionary Units, please indicate any organizations you might reach out to help lease units. A list of potential community contacts are provided in the Inclusionary Housing Program Guide. Alternatively, you can identify and work with organizations not included on the list.

Target Population(s)	Community Contact(include organization name, website, contact, date contacted and result. You will be provided to require documentation of both outreach and results as part your required Annual Report.
tenant voucher holders	Housing Authority of Baltimore City - HCV Program (443-984-2222)
mobility voucher holders	Baltimore Regional Housing Partnership (410-223-2222)
immigrant communities	CASA Maryland (866-765-2272)
family	Baltimore City Community Action Partnership (410-545-3013)
veterans	Project PLASE (443-468-0995)

Section 8. Future Marketing Activities

Please describe how units will be marketed as they become vacant following initial occupancy. You will be required to provide documentation as part of your Annual Report.

Method	Target Population(s)
outreach to community organizations	all
online media advertising	all



Section 9. Signage

Brochures, Signs and the HUD Fair Housing Poster are considered to be integral parts of affirmative marketing. Your Affirmative Marketing Plan should HUD-provided logos and signage.

Please check all boxes that apply

Type	Description	Location(s)
Fair Housing Poster	The Fair Housing Poster must be prominently displayed in all offices in which rental activity takes place. Select the locations where the Poster will be displayed.	Checkbox/Check all that apply: <input checked="" type="checkbox"/> Rental Office <input checked="" type="checkbox"/> Real Estate Office <input checked="" type="checkbox"/> Model Unit <input type="checkbox"/> Other (specify)
Affirmative Marketing Plan	The Affirmative Marketing Plan must be available for public inspection at the rental office. Select the locations where the AMP will be made available. If your project does not include a dedicated rental office, please describe how copies will be made available.	Checkbox/Check all that apply: <input checked="" type="checkbox"/> Rental Office <input checked="" type="checkbox"/> Real Estate Office <input checked="" type="checkbox"/> Model Unit <input type="checkbox"/> Other (specify)
Project Site Sign	Project Site Signs, if any, must display in a conspicuous position the HUD approved Equal Housing opportunity logo, slogan or statement. Select the locations where the Project Site Sign(s) will be displayed.	Checkbox/Check all that apply: <input checked="" type="checkbox"/> Rental Office <input checked="" type="checkbox"/> Real Estate Office <input checked="" type="checkbox"/> Model Unit <input type="checkbox"/> Website <input type="checkbox"/> Other (specify)



DHCD Compliance and Checklist

FOR USE BY DHCD STAFF ONLY

ITEM	DHCD APPROVAL		COMMENTS
	Date	Program Manager Initials	
Date Plan Received			
INITIAL THRESHOLD REVIEW			
Project Information <input checked="" type="checkbox"/> Complete <input type="checkbox"/> Incomplete	05/14/2025	SaF	
Subsidy Information <input checked="" type="checkbox"/> Complete <input type="checkbox"/> Incomplete	05/14/2025	SaF	
Unit Information <input checked="" type="checkbox"/> Complete <input type="checkbox"/> Incomplete	05/14/2025	SaF	
Unit Availability <input checked="" type="checkbox"/> Complete <input type="checkbox"/> Incomplete	05/14/2025	SaF	
Contracted Companies <input checked="" type="checkbox"/> Complete <input type="checkbox"/> Incomplete	05/14/2025	SaF	
Proposed Project Schedule <input checked="" type="checkbox"/> Complete <input type="checkbox"/> Incomplete	05/14/2025	SaF	
Exhibit A. Acknowledgement and Certification <input checked="" type="checkbox"/> Complete <input type="checkbox"/> Incomplete	05/14/2025	SaF	
Exhibit B. Declaration of Covenants <input checked="" type="checkbox"/> Complete <input type="checkbox"/> Incomplete	05/14/2025	SaF	



ITEM	Date	Program Manager Initials	COMMENTS
Exhibit C. Unit Information <input checked="" type="checkbox"/> Complete <input type="checkbox"/> Incomplete	05/14/2025	SaF	
Exhibit D. Site Plan <input checked="" type="checkbox"/> Complete <input type="checkbox"/> Incomplete	05/14/2025	SaF	
Exhibit E. Front Elevation or Block Face <input checked="" type="checkbox"/> Complete <input type="checkbox"/> Incomplete	05/14/2025	SaF	
Exhibit F. Residential Floor Plans <input checked="" type="checkbox"/> Complete <input type="checkbox"/> Incomplete	05/14/2025	SaF	
Exhibit G. Affirmative Marketing Plan <input checked="" type="checkbox"/> Complete <input type="checkbox"/> Incomplete	05/14/2025	SaF	
INCLUSIONARY HOUSING BOARD			
Project Summary Completed	05/14/2025	SaF	
Date Presented to the Board	05/20/2025	SaF	
APPROVALS			
Date of Approval	05/28/2025	SaF	
Date of Approval Provided to Property Owner	05/28/2025	SaF	
Date of Approved Plan Provided to Department of Finance	06/04/2025	SaF	
Date of Approved Plan Provided to Permits Division	06/04/2025	SaF	

RE: 222 Saint Paul Place Inclusionary Housing Board Comments

From Margaret Allen <MAllen@agmfinancial.com>
Date Wed 5/28/2025 1:10 PM
To Turner, James D. (DHCD) <James.Turner2@baltimorecity.gov>

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Many thanks, I learned something that I wanted to know!

From: Turner, James D. (DHCD) <James.Turner2@baltimorecity.gov>
Sent: Wednesday, May 28, 2025 1:00 PM
To: Margaret Allen <MAllen@agmfinancial.com>
Subject: Re: 222 Saint Paul Place Inclusionary Housing Board Comments

CAUTION: External Email

Margaret,

The law requires that units are spread out in the same ratio as market rate units. It determined by taking the unit type/all units. This is the old unit mix for 222 saint paul, they removed the PH units but this is a good example of what it would look like with PH units -

Rents are calculated using the HUD AMI rent calculation - [2024 Income Limits](#)
This would be vary based on household size and be confirmed in the annual report.

Rents do not include utilities. However, this is a good point to consider.

Best,
James

James Turner Jr. (he/him - [pronouns.org](https://www.pronouns.org))

Special Advisor to the Chief Operating Officer

417 E. Fayette Street, 14th Floor

Baltimore, Maryland 21202

Email: james.turner2@baltimorecity.gov

Mobile: (410) 913-1385

dhcd.baltimorecity.gov

From: Margaret Allen <MAllen@agmfinancial.com>

Sent: Wednesday, May 28, 2025 12:47 PM

To: Freed, Stacy (DHCD) <Stacy.Freed@baltimorecity.gov>; Chris mfume <chris@civicgroup.com>

Cc: Turner, James D. (DHCD) <James.Turner2@baltimorecity.gov>

Subject: RE: 222 Saint Paul Place Inclusionary Housing Board Comments

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Just wondering:

Stacy, the report and application were very interesting and helpful.

When you get a minute, would you run me through the Inclusionary Unit Information? I understand that 5% of the units (15) must be affordable to 50% of median income households and another 15 to 60% of median income households. That's part of the regulations. Why are these 15 units spread among the 0BR, 1BR, and 3BR units? Who decided? How were the rents calculated? I'm just interested in the math. Do the rents include utilities? The 60% of median rents are very close to the market rents. Thanks.

From: Freed, Stacy (DHCD) <Stacy.Freed@baltimorecity.gov>

Sent: Tuesday, May 27, 2025 10:24 AM

To: Margaret Allen <MAllen@agmfinancial.com>; Chris mfume <chris@civicgroup.com>

Cc: Turner, James D. (DHCD) <James.Turner2@baltimorecity.gov>

Subject: Re: 222 Saint Paul Place Inclusionary Housing Board Comments

CAUTION: External Email

Hi Margaret,
could you please resend?

thanks

stacy

From: Margaret Allen <MAllen@agmfinancial.com>

Sent: Tuesday, May 27, 2025 9:49 AM

To: Freed, Stacy (DHCD) <Stacy.Freed@baltimorecity.gov>; Chris mfume <chris@civicgroup.com>

Subject: Fw: 222 Saint Paul Place Inclusionary Housing Board Comments

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Did the committee get my questions? I support the project, just trying to learn more about our analyses.

Get [Outlook for iOS](#)

From: Ryer, Chris (DOP) <Chris.Ryer@baltimorecity.gov>

Sent: Tuesday, May 27, 2025 9:37:25 AM

To: Chris mfume <chris@civicgroup.com>; Freed, Stacy (DHCD) <Stacy.Freed@baltimorecity.gov>; Mansur Abdul-Malik <Mabdulmalik@nhpfoundation.org>; Leland Shelton <lshelton@mcbrealestate.com>; Shelley Halstead <shelley@blackwomenbuild.org>; Burton, Danielle (Civil Rights) <Danielle.Burton@baltimorecity.gov>; Kennedy, Alice (DHCD) <Alice.Kennedy@baltimorecity.gov>; Turner, James D. (DHCD) <James.Turner2@baltimorecity.gov>; Margaret Allen <MAllen@agmfinancial.com>

Subject: RE: 222 Saint Paul Place Inclusionary Housing Board Comments

CAUTION: External Email

Agree with staff recommendation

Chris Ryer

Director

City of Baltimore | Department of Planning

417 E. Fayette St., 8th Floor | Baltimore, MD 21202

Phone: 410.396.4327

In-Person Meeting Request Policy: The Department of Planning is working on a hybrid schedule and may be working in a variety of locations. Telephone calls will be returned within 24 hours or next business day, e-mails will be returned within 48 hours or two business days and please specify in advance requests for in-person meetings. Note that I will not return phone calls or emails from vendors.

Our Mission: *To build Baltimore as a diverse, sustainable and thriving city of neighborhoods and as the economic and cultural driver for the region.*

Our Equity Statement: *An equitable Baltimore addresses the needs and aspirations of its diverse population and meaningfully engages residents through inclusive and collaborative processes to expand access to power and resources.*

Learn More About the Baltimore Comprehensive Plan Update: www.planourbaltimore.com

From: Christopher Mfume <chris@civicgroup.com>

Sent: Monday, May 26, 2025 6:21 PM

To: Freed, Stacy (DHCD) <Stacy.Freed@baltimorecity.gov>; Mansur Abdul-Malik <Mabdulmalik@nhpfoundation.org>; Leland Shelton <lshelton@mcbrealestate.com>; Shelley Halstead <shelley@blackwomenbuild.org>; Burton, Danielle (Civil Rights) <Danielle.Burton@baltimorecity.gov>; Kennedy, Alice (DHCD) <Alice.Kennedy@baltimorecity.gov>; Ryer, Chris (DOP) <Chris.Ryer@baltimorecity.gov>; Turner, James D. (DHCD) <James.Turner2@baltimorecity.gov>; Margaret Allen <Mallen@agmfinancial.com>

Subject: Re: 222 Saint Paul Place Inclusionary Housing Board Comments

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I apologize for my oversight. Here is the attachment.

Best,

Chris

Christopher L. Mfume

Managing Partner

 civicgroup.com

o: 410.941.9353

c: 443.468.7078

civicgroup.com

On Mon, May 26, 2025 at 6:04 PM, Christopher Mfume <chris@civicgroup.com> wrote:

Good Afternoon,

Good Afternoon Board Members,

Since we did not have a quorum at Tuesday's meeting, we will be accepting comments for 222 Saint Paul Place via email. The package is attached. These comments will be posted publicly on the inclusionary housing webpage. **Please submit your comments by COB tomorrow 5/27/2025.** If you have no comment, please state that in email. No response by COB will be considered as no comment.

Best,

Chris

Christopher L. Mfume

Managing Partner

 civicgroup.com

o: 410.941.9353

c: 443.468.7078

civicgroup.com