

FISCAL YEAR 2024

INCLUSIONARY HOUSING ANNUAL REPORT

Article 13, Section 2B-16 of the City's Inclusionary Housing law requires that DHCD provide an annual report on the Law's requirements for the prior fiscal year.

Background

Inclusionary housing is intended to provide affordable units in market rate projects typically located in neighborhoods that would otherwise not be accessible or affordable.

Baltimore City's Inclusionary Housing Law became effective on July 21, 2024 and can be found in Article 13, Subtitle 2B of the City's Code. **INSERT LINK**

Inclusionary Housing requirements apply to projects that:

1. Include 20 or more units
2. Receive a major public subsidy OR Benefit from Significant land use authorization
3. Are newly constructed, substantial rehab or converted from a non-residential housing, and
4. The cost of construction or conversion exceeds \$60,000 per unit

Projects must meet all four of the above conditions to make Inclusionary Units available. Qualifying projects are required to make 10% of their units available as Inclusionary Units. Five percent of the units would be affordable to households earning 50% of the area median income and 5% would be available to households earning 60% of the area median income as determined by the U.S. Department of Housing and Urban Development (HUD). **THE MOST RECENT INCOME LIMITS CAN BE FOUND [HERE](#).**

Inclusionary units are required to be available for a 30-year period beginning when DHCD has issued a Use and Occupancy permit.

Any residential multi-family housing project that applies for a building permit on or after July 21, 2024, must submit an inclusionary housing plan in accordance with Section 2B-22(A) of the law, which can be found [HERE](#). The Plan requires project information, a schedule showing when Inclusionary Units will be leased, a site plan showing where Inclusionary Units will be located, a table indicating the number of units square footage and the maximum affordable rents that will be charged, and a marketing plan describing how units will be marketed to prospective tenants who might not otherwise be aware of the project, leasing criteria, and how prospective tenants will be made aware that the project meets Fair Housing requirements.

Inclusionary Housing Annual Report Requirements

Section 2B-16 of the Inclusionary Housing law requires that DHCD submit an annual report that includes the following information:

1. the total number of new affordable units created under this subtitle for that year and cumulatively for moderate, low, very low, and extremely low-income households (§ 2B-16 (b)(1))
2. for that year, the percent of new dwelling units created in the City that are affordable units for moderate, low, very low, and extremely low-income households) (§ 2B-16 (b) (2))
3. aggregated annual data provided under § 2B-24{“Annual report - Residential project”} of this subtitle (§ 2B-16 (b) (3) and attach copies the annual reports ...)

Fiscal Year 2024 Affordable Units

(1) the total number of new affordable units created under this subtitle for that year and cumulatively for moderate, low, very low, and extremely low-income households)

There have been no units created under this subtitle.

(2) for that year, the percent of new dwelling units created in the City that are affordable units for moderate, low, very low, and extremely low-income households)

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	291	86
Low-income	105	30
Moderate-income	47	11
Total	443	127

Source – [2024 CAPER](#)

Fiscal Year 2024 Plans Submitted

(3-4) aggregated annual data provided under § 2B-24{“Annual report - Residential project”} of this subtitle and attach the annual reports ...)

There have been no units created under this subtitle; therefore, no residential reports were submitted or will be attached.