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By: **Delegates Goodwin, Oaks, and Pugh**  
 Introduced and read first time: January 16, 2006  
 Assigned to: Environmental Matters

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A BILL ENTITLED

1 AN ACT concerning

2 **Baltimore City Charter Amendment - Housing**

3 FOR the purpose of adding a new section to Article II of the Charter of Baltimore City,  
 4 to require a housing developer or builder to fulfill certain requirements before a  
 5 permit for the rehabilitation, replacement, or construction of a housing  
 6 development of a certain size in a certain area may be issued; requiring that the  
 7 developer or builder consult with a certain community association and agree to  
 8 reserve a minimum number of housing units as affordable housing for families  
 9 or individuals who meet certain income eligibility standards; requiring the  
 10 Department of Planning to adopt certain regulations; and generally relating to  
 11 housing in Baltimore City.

12 BY adding to  
 13 The Charter of Baltimore City  
 14 Article II - General Powers  
 15 Section (15B)  
 16 (1996 Edition and 2000 Supplement, as amended)

17 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF  
 18 MARYLAND, That the Laws of Maryland read as follows:

19 **The Charter of Baltimore City**

20 Article II - General Powers

21 The Mayor and City Council of Baltimore shall have full power and authority to  
 22 exercise all of the powers heretofore or hereafter granted to it by the Constitution of  
 23 Maryland or by any Public General or Public Local Laws of the State of Maryland;  
 24 and in particular, without limitation upon the foregoing, shall have power by  
 25 ordinance, or such other method as may be provided for in its Charter, subject to the  
 26 provisions of said Constitution and Public General Laws:

1 (15B)

2 (A) BEFORE A DEPARTMENT OF THE CITY MAY ISSUE A PERMIT FOR THE  
3 REHABILITATION, REPLACEMENT, OR CONSTRUCTION OF A DEVELOPMENT  
4 CONSISTING OF 20 OR MORE HOUSING UNITS WITHIN THE BOUNDARIES OF A  
5 COMMUNITY REPRESENTED BY A COMMUNITY ASSOCIATION, THE DEVELOPER OR  
6 BUILDER OF THE DEVELOPMENT SHALL:

7 (1) CONSULT WITH THE COMMUNITY ASSOCIATION; AND

8 (2) AGREE TO RESERVE AT LEAST 12.5% OF THE HOUSING UNITS AS  
9 AFFORDABLE HOUSING FOR FAMILIES OR INDIVIDUALS WHO MEET INCOME  
10 ELIGIBILITY STANDARDS FOR BUYERS AND RENTERS THAT THE DIRECTOR OF THE  
11 DEPARTMENT OF PLANNING ESTABLISHES.

12 (B) THE DEPARTMENT OF PLANNING SHALL ADOPT REGULATIONS TO CARRY  
13 OUT THIS SECTION.

14 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect  
15 October 1, 2006.