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[www.brhp.org](http://www.brhp.org)

May 28, 2024

Baltimore County Council  
400 Washington Avenue  
Towson, MD 21204

**RE: Baltimore Regional Housing Partnership OPPOSITION to Resolution No. 31-24**

Dear Chairman Patoka and Honorable Councilmembers:

Thank you for the opportunity to submit testimony on behalf of the [Baltimore Regional Housing Partnership \(BRHP\)](http://www.brhp.org). BRHP is dedicated to providing housing assistance and counseling to some of Baltimore's lowest income families through the Baltimore Housing Mobility Program. Our mandate is to remedy the harm caused by decades of public disinvestment in low-income and minority communities and opportunity hoarding by surrounding jurisdictions. Through our program, over 4,300 low-income families receive rental assistance in the form of Housing Choice Vouchers coupled with counseling support for families as they move from areas of concentrated poverty to areas of opportunity in Baltimore City and the five surrounding counties. I am here today representing those families who deserve and desire to live in a safe, healthy, and economically vibrant community such as Towson.

Let us acknowledge clearly the purpose of this resolution: to attempt to halt the creation of the proposed Red Maple Place mixed-income community and to continue the historic pattern of Baltimore County's ongoing exclusion of affordable housing. This thinly veiled attempt to further block this development flies in the face of the county's obligation under the voluntary compliance agreement and the recent opinion of the Court of Special Appeals. This Council already attempted to subject Red Maple Place to further scrutiny by a design review panel with the Resolution III-20, but the Court's decision a few short months ago reaffirmed earlier court decisions that the resolution did not give the panel the authority to put restrictions on Red Maple Place. BRHP requests that the County Council vote against Resolution 31-24





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and not attempt to reopen this already-approved development plan and further delay the creation of this sorely needed affordable housing.

Baltimore County has a critical need for affordable housing. For Baltimore County to meet the benchmarks established by the 2016 Conciliation Agreement with U.S. Department of Housing and Urban Development, development like Red Maple must be encouraged rather than obstructed. Today's resolution is yet another attempt, despite the recent court ruling, to hinder the development of Red Maple Place and other affordable housing in opportunity areas and thereby defeat ongoing efforts to further fair housing choice and abide by the Fair Housing Act.

BRHP partners with housing providers like Homes for America to create opportunities for low-income and working-class families to live in high opportunity areas with jobs, quality of life and well-funded school systems. Towson is one example of a highly desirable location and that makes Red Maple Place an ideal project. Red Maple Place will be an asset to the community and a lifeline to many families. The 56-home community is designed to serve families in a four-story building that will be a mixed-income community serving a range of incomes and populations from families earning less than 30% and up to 60% of the Area Median Income as well as unrestricted market rate units. 46% (49,000) of renter households (of all incomes) in Baltimore County are cost burdened, paying more than 30% of their income towards housing costs and 24% (25,000) are severely cost burdened, paying more than 50% of their income towards housing costs according to HUD data.

With this critical need in mind, I urge the County Council to oppose Resolution 31-24, and take all necessary steps to support the Red Maple Place development.

Adria Crutchfield  
Executive Director

