



# Baltimore Regional Housing Partnership

## Quarterly Outreach Newsletter

"When we talk about housing that's more affordable, we're not just talking about building shelter; we're talking about building a legacy."

**-Governor Wes Moore on his September 2025 executive order Addressing Maryland's Affordable Housing Crisis.**



# An Important Message from Our Executive Director



As we enter the fall season, I want to speak candidly about the moment we're in and the challenges ahead.

This is not business as usual.

Across the country and here in Baltimore, we are facing a convergence of threats that could destabilize housing for thousands of families and harm our most vulnerable community members. In Washington, the possibility of a federal government shutdown looms large. Even if Congress passes a continuing resolution before the current spending plan expires on October 1, frozen funding levels for an extended period of time could jeopardize the Housing Choice Voucher program and other critical supports. Meanwhile, harmful proposals to impose work requirements and time limits on rental assistance are gaining traction, threatening to punish families rather than support their success.

At the same time, we are witnessing alarming rhetoric and actions from the Trump administration, including threats to send federal troops into Baltimore without the consent of our state and local elected leaders. These tactics are designed to intimidate and distract, but we must not be deterred. BRHP stands firm in our commitment to housing justice, racial equity, and the dignity of every family we serve.

In response to these housing threats, our community has mobilized. In August, nearly 600 BRHP participants signed a letter opposing punitive federal housing policies. We've called, emailed, and shared our participants' stories with elected officials, because we know that safe and stable housing is not just about shelter. It's the foundation for stability in life and the gateway to unlocking a brighter future.

Locally, we are proud to support Mayor Brandon Scott's Housing Options and Opportunity legislative package, which aims to modernize outdated zoning and building codes and expand housing choices across Baltimore. BRHP has testified in support of these reforms to reduce construction costs, unlock development potential, and remove barriers to affordable housing. These bills are a critical step toward building a more inclusive city by allowing for increased housing density and conditions that make building less costly for developers.

While much of our efforts have focused on responding to the policy needs of our community, this newsletter also highlights the joy and connection that fuel our mission. From our Back-to-School Supply Drive, which provided over 700 students with essential school supplies, to our recent Client Enrichment Event on tenant rights, and uplifting the powerful voices of our participants, BRHP continues to support our families to meet their goals and reach their full potential.

We are entering a difficult season, but we are not powerless. We are organized, we are resilient, and we are ready to fight for the future our families deserve.

Thank you for standing with us. Let's keep showing up for housing equity, for our communities, and for each other.

With resolve,  
Adria Crutchfield



# Federal Call to Action

**As Congress prepares to finalize the federal budget for Fiscal Year 2026, BRHP continues to call on our community to take action to protect housing assistance programs on which thousands of families rely. At stake are critical funding decisions and potential policy changes that could destabilize housing for millions across the country.**



## What's Happening in Washington

Congress must pass a federal funding bill by October 1 to avoid a government shutdown, and while early proposals have avoided the most severe cuts, serious threats remain. BRHP is advocating for Congress to act now to fully fund the Housing Choice Voucher program to renew all existing contracts and avoid any disruptions that would be caused by a shutdown.

At the same time, federal officials have begun acting on proposals to impose work requirements and time limits on HUD rental assistance programs. While much remains to be seen in terms of the final proposals, these policies threaten to harm families and undermine the long-term success of housing mobility efforts.

## Why This Matters

Housing stability is the foundation for family wellbeing – impacting education, health, safety, and economic opportunity. HUD's core rental assistance programs, like the Housing Choice Voucher program, are **proven** to reduce homelessness, support upward economic mobility, improve health outcomes, and keep communities stable. These programs serve those most in need, and **69% of Housing Choice Voucher recipients are seniors, children, or people with disabilities.**

Time limits and work requirements threaten family stability and economic progress, with no evidence of improving self-sufficiency. Justifications for work requirements and time limits rest on the false assumptions that people who receive benefits do not work and must be compelled to do so. **Public housing authorities** that have experimented with work requirements and time limits have documented limited gains in employment or income, rising program costs, and little evidence these policies strengthen family economic mobility.

# BRHP's Advocacy and Community Call to Action

In August, we issued an urgent call to action to our participants, urging them to speak out on these critical federal housing issues. Through calls, emails, and a powerful sign-on letter with nearly 600 participant signatories, our community is standing up for housing stability and equity.



It is important that we continue to speak out about these future funding and policy changes. Your story matters. Please stand up for housing stability. Here's how you can help:

- **Sign Our Letter Opposing Harmful Policy Changes:** Add your name to BRHP's constituent letter opposing work requirements and time limits for housing assistance - [Link](#)
- **Call and Email Your Members of Congress:** Urge them to fully fund the Housing Choice Voucher program and reject punitive policy changes. Use our template message and talking points to make your voice heard. - [Link](#)

Watch this [short video](#) to learn more about the current federal threats to housing and how our community can fight back.

## BRHP PARTICIPANT TESTIMONIAL



### In My Own Voice: Kiarra B's Testimonial

Kiarra B. joined the Baltimore Housing Mobility Program in 2018 after struggling to raise her daughter without a home of their own. She sat down with us to talk about her story and experiences of homelessness, her struggles after receiving the Housing Choice Voucher (HCV) and most importantly her fears regarding the future of the HCV program requirements. Her voice, raw with emotion, delivers a powerful statement: "I want to feel supported. That's what BRHP and the Housing Choice Voucher has afforded me."

Be on the lookout for Kiarra's full testimonial on our platforms.

If you are interested in sharing your story and would like to be featured in future BRHP publications, please contact us at [outreach@brhp.org](mailto:outreach@brhp.org)





## BRHP Client Enrichment Event:

### Knowing Your Tenants' Rights

On September 4, BRHP's Client Enrichment Event featured tenant advocate and expert, Carol Ott from Economic Action Maryland Fund for a presentation on tenant rights, including the newly released Maryland Tenants' Bill of Rights. The presentation included important information on topics like rental applications, leases and tenancies, rent, security deposits, and more.

Participants enjoyed a robust question-and-answer session and left with comprehensive resources to combat their rental issues.



## BRHP Back to School Drive 2025 Recap

Each August we look forward to our back-to-school supply drive, and each year we're able to help more families in our program set their children up for success. This August, we distributed over 700 bookbags filled with supplies, along with 300 books, to elementary, middle and high school students. With opportune housing comes opportune education, and through this effort, we strive to continue to help our families thrive through academic achievement.

BRHP would like to thank everyone who made this back-to-school supply giveaway possible. Thank you to our staff who volunteered to sort supplies and distribute the final products, and to our donors who made it possible for BRHP to purchase over \$20,000 worth of school supplies and books. Our thanks also go out to the libraries – Anne Arundel Library System Odenton Branch, Baltimore County Library System Catonsville and Essex Branches, and Howard County Library System Miller Branch – that allowed BRHP to host distributions in their spaces. We couldn't have done this without our community's support.



BRHP Staff and Families at the Back to School Giveaways



# What's Happening

## BRHP Champions Mayor Scott's Housing Package to Expand Affordability and Equity in Baltimore

This fall, BRHP is proud to support a transformative package of Baltimore City housing legislation championed by Mayor Brandon Scott, City Council President Zeke Cohen, and members of the Baltimore City Council. The Housing Options and Opportunity Act, along with four complementary bills, aims to modernize outdated zoning and building codes, reduce barriers to affordable housing development, and expand housing choices for Baltimore families.



Mayor Scott and Members of Baltimore City Council at the May 12, 2025 press conference announcing the housing package

Baltimore is in the midst of a housing affordability crisis. Over half of renters in Baltimore are cost-burdened, meaning they spend more than 30% of their income on housing. More than 20% of all households spend over half their income on housing, and 92% of these severely burdened households earn less than half of the area median income, making affordable housing nearly inaccessible without intervention.

These figures reflect a housing system that is failing thousands of families across the city. BRHP believes this legislative package is a critical step toward reversing that trend by directly addressing the structural barriers that have long limited housing access in Baltimore.

## This month, the Land Use & Transportation Committee held hearings on three bills from the legislative package:

- **Bill 25-0062: Single Stairway Buildings**
- **Bill 25-0064: Reducing Bulk and Yard Requirements**
- **Bill 25-0065: Eliminating Parking Minimums**



BRHP testified at the hearings emphasizing how these reforms align with our mission to expand housing choices for low-income families. We eagerly await the hearing for Mayor Scott's legislation, Bill 25-0066, that will establish a new category of "low-density, multi-family housing" to expand rental housing in neighborhoods historically restricted by zoning laws to only permit single-family homes. This legislation will be a crucial step to creating more affordable housing options throughout the city, particularly in opportunity areas where multi-family homes have been intentionally excluded.

To read our testimony on these bills click [here](#).



## Advocating for Housing Equity: BRHP Joins National Partners in OMB Listening Sessions

This quarter, the Baltimore Regional Housing Partnership (BRHP) joined forces with fellow fair housing and housing mobility organizations in a series of joint listening sessions with the Office of Management and Budget (OMB) in response to proposed rulemaking by the U.S. Department of Housing and Urban Development (HUD).



Prior to publication in the Federal Register, OMB's Office of Information and Regulatory Affairs reviews all proposed rulemaking, and these sessions focused on three critical areas of concern from the agency's current rulemaking actions:

### 1. Time Limits and Work Requirements

This proposed rule would provide Public Housing Agencies and Section 8 project-based rental assistance owners with the ability to implement work requirements and lifetime limits for "work-able" adults receiving housing assistance. BRHP strongly opposes the implementation of time limits and work requirements on housing assistance, emphasizing that arbitrary deadlines undermine the long-term success of housing mobility programs. Families need time and stability to build financial independence, and research shows that the longer children spend growing up in low-poverty neighborhoods, the better their outcomes in adulthood. During the meeting, BRHP shared powerful success stories from program participants, whose lives were transformed through sustained support and opportunity.

### 2. Mixed Status Families

The proposed rule would bar mixed status families from accessing any type of federal housing benefit, threatening to evict over 55,000 children, most of whom are U.S. citizens. BRHP highlighted how this rule contradicts the goals of housing mobility by destabilizing families and pushing them out of opportunity-rich neighborhoods. The coalition emphasized that current policies already ensure that subsidies only benefit eligible household members, making the proposed changes both harmful and unnecessary.

### 3. Disparate Impact

BRHP joined national voices in defending the longstanding disparate impact standard under the Fair Housing Act. Weakening this rule would make it harder to challenge discriminatory housing practices and deepen patterns of segregation. BRHP underscored the economic and social costs of discrimination, citing research that shows how equitable housing policies benefit not only families but the broader economy. These joint advocacy efforts reflect BRHP's commitment to ensuring that housing policies promote stability, opportunity, and fairness for all families. We are proud to stand with our partners in urging federal agencies to uphold the principles of equity and justice in their policy decisions and will continue to weigh in on these issues as the rulemaking process progresses.

# What We're Reading

## Housing News:

### NLIHC Releases Out of Reach 2025

This new report highlights the significant gap between wages and the income necessary to afford housing. This year's Housing Wage is \$33.63 for a modest two-bedroom apartment, which is more than four times the federal minimum wage of \$7.25 per hour. The report includes more key findings and the impacts that housing protections can have on those that are cost-burdened.

Read more at: [National Low Income Housing Coalition](#)



### Maryland Tenant's Bill of Rights (Effective July 1, 2025)

Maryland law requires the Office of Tenant and Landlord Affairs to publish a Tenants' Bill of Rights and update it by June 1 each year. This document summarizes significant rights of tenants under Maryland law.

Read more at: [Maryland Tenant's Bill of Rights \(Effective July 1 2025\)](#)



### Gov. Moore signs executive order aimed at increasing housing production and housing affordability

On September 3, Gov. Wes Moore signed an executive order that improves the use of state-owned land to create more efficient development, reduce state permitting timelines, and bring more homes to market faster in an effort to tackle housing affordability and promote the Moore-Miller Administration's commitment to addressing Maryland's 96,000 unit housing shortage across the state.

Read more at: [The Office of Governor Wes Moore](#)



### Baltimore to examine zoning, housing overhaul

A new housing zoning proposal is still in the works to examine a new category of low-density, multi-family housing that will expand access to affordable housing. Some of the proposed bills include allowing duplexes and fourplexes in areas currently zoned only for single-family homes, reducing yard requirements, loosening staircase rules and easing off-street parking mandates.

Read more at: [WYPR](#)





## PROPERTY PARTNER ORIENTATION



[Click here to register and learn more](#)

BRHP's Property Partner Orientation is back on **Wednesday, October 8, 2025, from 12:00–1:30 PM at our downtown Baltimore office.** This in-person, by invitation only, session will provide property partners with an overview of the Housing Mobility Program, key program requirements, resources to support successful leasing, as well as dedicated time for questions and answers. Light refreshments will be served. Advanced registration is required.

## NATIONAL CONFERENCE ON HOUSING MOBILITY

Mobility Works and PRRAC will be hosting the 10th National Conference on Housing Mobility on October 17th in Chicago. The conference will feature panels on new Housing Choice Voucher research and new frontiers in source of income protection, and include a keynote conversation between former HUD Secretaries Shuan Donovan and Julian Castro. Leading up to the conference, Mobility Works will convene a 1-day training for those who are seeking to launch a housing mobility program as well as a practitioner's gathering for members of the Mobility Works Network. Click the flyer on the right or visit **Housing Mobility 2025 | Mobility Works** to view registration details.

**Mobility  
Works** 





# WE'RE HIRING!



-BRHP staff at the City of Baltimore's Federal to Future Career Transition Expo

We are always seeking new talent to add to our dynamic team, and are looking for the listed opportunities:

- Housing Mobility Associate (Rental Assistance/Counseling)
- Data and Innovation Supervisor

Start your journey with us today! Click [here](#) to explore all of our available career opportunities.

## OUR MISSION

The Baltimore Regional Housing Partnership is a non-profit organization that expands housing choices for low-income families who have historically been excluded from housing in well-resourced neighborhoods by helping them access and transition successfully to safe, healthy, and economically vibrant communities.

As the Regional Administrator for the Baltimore Housing Mobility Program, BRHP has been opening pathways to better futures for over 10 years. BRHP currently assists over 4,300 low-income families with 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.

**DONATE**