

SENATE BILL 333

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4lr1775
CF HB 283

By: **Senator Hettleman**

Introduced and read first time: January 12, 2024

Assigned to: Education, Energy, and the Environment

A BILL ENTITLED

1 AN ACT concerning

2 **Housing and Community Development – Affordable Housing – Identifying**
3 **Suitable Property**

4 FOR the purpose of repealing a requirement that the Department of Housing and
5 Community Development identify certain property as suitable for use or
6 redevelopment; prohibiting the Department from identifying certain property for use
7 or redevelopment as affordable housing; requiring the Department to consider
8 certain factors when identifying whether a property is suitable for use or
9 redevelopment as affordable housing; and generally relating to the use or
10 redevelopment of property as affordable housing.

11 BY repealing and reenacting, with amendments,
12 Article – Housing and Community Development
13 Section 2–203(b)
14 Annotated Code of Maryland
15 (2019 Replacement Volume and 2023 Supplement)

16 BY repealing and reenacting, without amendments,
17 Article – State Finance and Procurement
18 Section 5–310(c)(1)(i) and (d)
19 Annotated Code of Maryland
20 (2021 Replacement Volume and 2023 Supplement)

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

23 **Article – Housing and Community Development**

24 2–203.

25 (b) (1) (i) Not later than 60 days after the notice provided under § 5–310(d)

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 of the State Finance and Procurement Article, the Department shall, in consultation with
 2 the unit of State government that controls the property, determine if the property is
 3 suitable for use or redevelopment as affordable housing.

4 (ii) The Department [shall] **MAY NOT** identify a property as suitable
 5 for use or redevelopment as affordable housing if the property:

6 1. is located [in] **OUTSIDE** an area designated as a priority
 7 funding area under Title 5, Subtitle 7B of the State Finance and Procurement Article; **OR**

8 2. [does not belong] **BELONGS** in a category of property
 9 listed in § 5–310(c)(1)(i) of the State Finance and Procurement Article[;

10 3. is adequately sized for any type of residential use;

11 4. has access to public utilities; and

12 5. has access to feasible ingress and egress points.

13 (iii) The Department may consider other factors in addition to the
 14 provisions of subparagraph (ii) of this paragraph when determining the suitability of a
 15 property for use or redevelopment as affordable housing].

16 **(III) WHEN DETERMINING IF A PROPERTY IS SUITABLE FOR USE**
 17 **OR REDEVELOPMENT AS AFFORDABLE HOUSING, THE DEPARTMENT SHALL**
 18 **CONSIDER WHETHER THE PROPERTY:**

19 1. **IS ADEQUATELY SIZED FOR ANY TYPE OF**
 20 **RESIDENTIAL USE;**

21 2. **HAS ACCESS TO PUBLIC UTILITIES;**

22 3. **HAS ACCESS TO FEASIBLE INGRESS AND EGRESS**
 23 **POINTS; AND**

24 4. **MEETS ANY OTHER FACTORS DETERMINED BY THE**
 25 **DEPARTMENT THAT ARE NECESSARY FOR THE PROPERTY TO BE USED OR**
 26 **REDEVELOPED AS AFFORDABLE HOUSING.**

27 (2) The Department shall compile and regularly update a list of properties
 28 it has determined are suitable for use or redevelopment as affordable housing.

29 (3) For each property included in the list required under paragraph (2) of
 30 this subsection, the Department shall:

31 (i) give notice of the determination to:

1 1. the unit of State government that controls the property;
2 and

3 2. the State Treasurer; and

4 (ii) advise the unit of State government of the requirements of
5 subsection (c) of this section.

6 (4) The list required under paragraph (2) of this subsection shall be made
7 available to the public.

8 **Article – State Finance and Procurement**

9 5–310.

10 (c) (1) (i) Except as provided in subparagraph (ii) of this paragraph, this
11 subsection applies to the following categories of real property owned by the State in fee
12 simple:

13 1. property acquired with Program Open Space funds under
14 Title 5, Subtitle 9 of the Natural Resources Article;

15 2. property acquired with Rural Legacy Program funds
16 under Title 5, Subtitle 9A of the Natural Resources Article;

17 3. public park land and recreational areas acquired under
18 Title 5, Subtitle 10 of the Natural Resources Article;

19 4. wildland and open areas acquired under Title 5, Subtitle
20 12 of the Natural Resources Article;

21 5. heritage conservation areas acquired with funds under
22 Title 5, Subtitle 15 of the Natural Resources Article;

23 6. forest conservation areas acquired under Title 5, Subtitle
24 6 of the Natural Resources Article;

25 7. GreenPrint areas acquired under Title 5, Subtitle 15A of
26 the Natural Resources Article;

27 8. property identified in the most current public lands
28 acreage report published by the Department of Natural Resources that is classified under
29 designated land units or under undesignated land units within an agency or program; and

30 9. outdoor recreation, open space, conservation,
31 preservation, park, or forest land property identified by the Department of Natural

1 Resources in regulation.

2 (d) The Department shall notify the Department of Housing and Community
3 Development and, in accordance with § 2–1257 of the State Government Article, the Senate
4 Education, Health, and Environmental Affairs Committee, the Senate Budget and
5 Taxation Committee, the House Environment and Transportation Committee, and the
6 House Appropriations Committee of any property submitted to the Department under
7 subsection (a)(1) of this section which has not been disposed of under subsection (b) of this
8 section.

9 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect July
10 1, 2024.