

Department of Legislative Services
Maryland General Assembly
2017 Session

FISCAL AND POLICY NOTE
First Reader

House Bill 1075 (Delegate McDonough)
Environment and Transportation

Housing Authorities - Transparency and Baltimore Authority Bidding Process

This bill requires each housing authority in the State to establish a website that provides (1) the name of the executive director of and each commissioner appointed to the authority; (2) the name of any nonprofit entity that the authority controls, including the name of each board member of the nonprofit entity; (3) a description of each housing project that the authority operates; (4) the annual budget of the authority and any annual financial report the authority is required to prepare; and (5) a description of the process the authority uses to determine the eligibility of a person to receive assistance from the authority and the placement of an eligible person.

In addition, the bill establishes that the Housing Authority of Baltimore City (HABC) is a Baltimore City agency for purposes of procurement regulations issued by the Board of Estimates of Baltimore City under a specified section of the Baltimore City Charter.

Fiscal Summary

State Effect: The bill does not materially affect State finances or operations.

Local Effect: The bill is not anticipated to materially affect local government finances or operations. To the extent housing authorities do not already have websites that meet the bill's requirements, it is assumed that they can be established with existing resources.

Small Business Effect: Minimal or none.

Analysis

Current Law/Background:

Housing Authorities – Generally

State law authorizes local housing authorities to, without regard to location:

- administer rent subsidy payments and housing assistance programs for both eligible landlords and tenants;
- own or manage housing projects in operation before January 1, 1990; and
- develop, own, or operate a housing project at the request of and within the territorial boundaries of another political subdivision.

For housing authority programs that are State or federally funded, an individual or family qualifies for assistance if they meet the income requirements of the State or federal program involved. For other projects, eligibility is subject to the authority's determination of whether the individual or family lacks sufficient income or assets without financial assistance to purchase or rent decent, safe, and sanitary housing without overcrowding.

Housing Authority of Baltimore City

HABC was established in 1937 to provide federally funded public housing programs and related services for Baltimore's low-income residents. HABC is the fifth largest public housing authority in the country, with more than 1,000 employees and an annual budget of approximately \$300 million. HABC currently serves more than 20,000 residents in more than 10,000 housing units.

Baltimore City Board of Estimates

The Board of Estimates formulates and executes the fiscal policy of Baltimore City. It has five voting members: the mayor, the president of the city council, the comptroller, the city solicitor, and the director of public works. From time to time, the board promulgates rules and regulations and conducts hearings. It is also responsible for awarding contracts and supervising all purchasing by the city. All bids made to the city in response to the formal advertising procedures are opened by the Board of Estimates, which awards the contract to the lowest responsive and responsible bidder.

Additional Comments: Baltimore City advises that HABC is fully funded with federal funds, and is thus subject to federal procurement requirements.

Additional Information

Prior Introductions: None.

Cross File: None.

Information Source(s): Baltimore City; Montgomery County; Maryland Association of Counties; Maryland Municipal League; Department of Housing and Community Development; Baltimore Housing; Department of Legislative Services

Fiscal Note History: First Reader - March 8, 2017
mm/mcr

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