

# **SB166 - Adaptive Reuse Testimony.pdf**

Uploaded by: Abigail Snyder

Position: FAV

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 Suburban Orthodox Congregation  
 Temple Beth Shalom  
 Temple Isaiah  
 Zionist Organization of America  
 Baltimore District

**Written Testimony**

**SB166 - Housing and Community Development - Adaptive Reuse  
 Senate Education, Energy, & the Environment Committee– February 7, 2023**

**Support**

**Background:** House SB166 would allow financial assistance from the Department of Housing and Community Development (DHCD) to be used for retrofitting and repurposing existing buildings, thus developing new, affordable multifamily housing.

**Written Comments:** The Baltimore Jewish Council represents The Associated: Jewish Federation of Baltimore and all of its agencies. This includes Comprehensive Housing Assistance Inc. (CHAI), a housing and community development agency that promotes stable communities for Jewish residents and their neighbors in Northwest Baltimore and other designated areas. Their many projects help create and maintain affordable housing; improve public spaces; encourage neighborhood investment; and enhance quality of life.

The need for affordable housing is far-reaching. Maryland has one of the highest rates of poverty in the country, with almost 50% of those being considered as living in *deep* poverty. Additionally, pandemic-related inflation has driven the cost of building supplies up astronomically. By allowing for retrofitting of existing buildings to create multifamily housing using loans from DHCD, we are both investing in our communities and revitalizing current infrastructure. Simply put, utilizing another avenue to establish housing through programs that already exist will put us one step closer to meeting the needs of low-income Marylanders across the state.

**For these reasons, the Baltimore Jewish Councils asks for a favorable report on SB166.**

*The Baltimore Jewish Council, a coalition of central Maryland Jewish organizations and congregations, advocates at all levels of government, on a variety of social welfare, economic and religious concerns, to protect and promote the interests of The Associated Jewish Community Federation of Baltimore, its agencies and the Greater Baltimore Jewish community.*

**SB 0166 AIAMD Ltr of Support.pdf**

Uploaded by: Chris Parts

Position: FAV



6 February 2023

The Honorable Brian Feldman  
Chair, Education Energy, and the Environment Committee  
2 West  
Miller Senate Office Building  
Annapolis, Maryland 21401

Re: Letter of Support for SB 0166  
Housing and Community Development – Adaptive Reuse

Dear Chairman Feldman and members of the Education, Energy and the Environment Committee:

On behalf of AIA Maryland and the nearly 2,000 Architects we represent, we fully support sustainable strategies in building design and construction as we collectively work to lessen our impact on the world we inhabit. We offer our support to Senate Bill 0166.

It has been said the greenest building is one that is already built, reusing an existing building will typically have a 50–75% lower carbon footprint than new construction. Indeed, the substantial amount of embodied carbon, time, materials, and investment means reusing an existing building is often the best approach to creating new uses and occupancies for underutilized existing structures. Including the adaptive reuse of existing building for affordable multifamily housing just make sense. The reuse of existing buildings can save up to 50% in construction cost vs. building new. Retrofitting and repurposing existing buildings is also typically faster than new construction. Reusing existing buildings, specifically in established areas, can provide much needed affordable housing and provides their residents a greater opportunity to live near necessary amenities, available infrastructure, and job opportunities.

When an existing building is given a new use, it triggers the need for compliance with modern building codes. This means that the building will operate more efficiently through energy and water use than it previously did, likely lowering demand on our public systems through more efficient practices.

Expanding our thinking beyond an individual building, there are also many reasons for reusing an existing building that are related to public infrastructure. Reusing existing buildings can lower demand for new land development because they already have sewer, utility and transportation connections or infrastructure to the site. Site enhancements may require changes to address stormwater runoff in alignment with our current regulations and lessen the burden of stormwater on our public infrastructure. Reusing these structures also enables them to enhance their connections to the existing community and be a net benefit to the new residents and their neighbors.

We support the state leading by example in considering how to make state funded construction more sustainable and accessible. We support SB 0166 in allowing DHCD funds to be used for the adaptive reuse of a property to develop affordable multifamily housing.

Sincerely,

A handwritten signature in blue ink, appearing to read "Matthew J. Ormsby".

Matthew J. Ormsby, AIA  
Director, Past-President

**CDN SB166 FAVORABLE.pdf**

Uploaded by: Claudia Wilson Randall

Position: FAV



**Testimony HB 166**  
**Senate Education, Energy and Environment Committee**  
**February 7, 2023**  
**Position: FAVORABLE**

Dear Chairman Feldman and Members of the Education, Energy and Environment Committee:

The Community Development Network of Maryland (CDN) is the voice for Maryland's community development sector and serves nearly 200 member organizations. CDN—focuses on small affordable housing developers, housing counseling agencies and community-based non-profits across the state of Maryland. The mission of CDN is to promote, strengthen and advocate for the community development sector throughout Maryland's urban, suburban and rural communities. CDN envisions a state in which all communities are thriving and where people of all incomes have abundant opportunities for themselves and their families.

HB 166 - Establishing that adaptive reuse, retrofitting and repurposing of existing buildings to develop new affordable multifamily housing is an eligible use of certain financial assistance provided by the Department of Housing and Community Development; and requiring the Department to notify applicants for certain financial assistance that adaptive reuse is an eligible use of funds.

According to the Maryland Housing Needs Assessment that was completed in 2021 by the National Center for Smart Growth and Enterprise Community Partners, Maryland will have to make a significant investment in housing over the next 10 years in order to keep up with economic and demographic shifts in the state. The analysis showed that the state is short 85,000 rental units for low-income households. With Maryland expected to add an estimated 97,166 low-income households by 2030, the shortage will worsen unless the state creates and preserves many more affordable homes. Thirteen of the state's 23 counties and Baltimore City don't have enough housing that's affordable to very low-income renters. The deficit is largest in Montgomery County, followed by Baltimore City.

The need has only grown worse during the last two years of the pandemic as households making less than \$60,000 struggle to find homes in every region of the state. Lower income renters face greater barriers. These are predominantly black and brown essential workers as well as disabled and older adults in Maryland. The state will need to explore strategies to convert buildings to increase supply of affordable homes and help people meet rent demands and increasing costs.

This is an urgent priority for an equitable recovery from the pandemic. Ensuring that all families live in affordable, stable homes will improve community health outcomes, thereby reducing health care and education costs. Repurposing of the existing inventory of buildings throughout the state of Maryland will be one in a number of strategies needed to meet the need.

We ask your favorable report for HB 166

Submitted by Claudia Wilson Randall, Executive Director, Community Development Network

**SB0166-EEE\_MACo\_SUP.pdf**

Uploaded by: Dominic Butchko

Position: FAV



## **Senate Bill 166**

### *Housing and Community Development - Adaptive Reuse*

MACo Position: **SUPPORT**

To: Education, Energy, and the Environment  
Committee

Date: February 7, 2023

From: Dominic J. Butchko

The Maryland Association of Counties (MACo) **SUPPORTS** SB 166. The bill creates a broader definition of adaptive reuse to include any project that converts existing buildings into new dwelling units. Additionally, SB 166 makes certain adaptive reuse projects eligible for loans under certain state affordable multifamily housing programs.

Nationally and statewide, policy-makers are being confronted by a historic shortage of affordable housing. The cause of the crisis is not due to a singular instance, but instead the result of a litany of decisions in both the public and private sectors. Similar to the cause, there exists no singular solution to this crisis. Policy-makers at all levels must be nimble in their solutions, adopting an “all of the above” approach if we are to right the ship.

SB 166 is a prime example of a nimble and adaptive policy solution. Both the adoption of a broad definition of adaptive reuse and the expansion eligibility for certain loans represent simple changes in policy that can have a significant impact. As the economy changes following the pandemic, many urban areas are plighted by wasted office space. In many former industrial centers, old factories and warehouses sit empty. The expansion of adaptive reuse allows for the creation of more affordable housing. From making downtown areas more resident-friendly, to reimagining former industrial sites, and everything in between – the recognition and advancement of adaptive reuse offers a path for many communities to reinvent themselves while also spurring the growth of badly needed affordable housing stock.

SB 166 is an easy and commonsense way to spur the creation of affordable housing, while also investing in communities reeling from historic changes in our economy. Accordingly, MACo urges the Committee to issue a **FAVORABLE** report for SB 166.

# **Senator Jeff Waldstreicher Testimony - SB 166 - Ad**

Uploaded by: Jeff Waldstreicher

Position: FAV

SENATOR JEFF WALDSTREICHER  
*Legislative District 18*  
Montgomery County

—  
*Vice Chair*  
Judicial Proceedings Committee

—  
Joint Committee on Federal Relations



*Annapolis Office*  
Miller Senate Office Building  
11 Bladen Street, Suite 2 East  
Annapolis, Maryland 21401  
301-858-3137 · 410-841-3137  
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Jeff.Waldstreicher@senate.state.md.us

## *The Senate of Maryland*

ANNAPOLIS, MARYLAND 21401

### Testimony of Senator Jeff Waldstreicher **Senate Bill 166 – Housing and Community Development – Adaptive Reuse**

February 7, 2023

Chair Feldman, Vice Chair Kagan & Members of the Education, Energy, and the Environment Committee:

All over the nation, right now, states legislatures are grappling with the issue of housing affordability. This issue is particularly acute in Maryland, where we have a shortage of at least 85,000 affordable units.<sup>1</sup>

As you can imagine, there is no one-size-fits-all approach to this problem. Solving our State’s housing shortage will require bold and creative solutions tailored to every individual jurisdiction’s needs. In the post-Covid world, the most important and innovative approach to this problem is the concept of “adaptive reuse.”

Adaptive reuse involves the retrofitting and repurposing of an existing building to develop new housing. The COVID-19 pandemic created a unique opportunity to put this concept into practice. Despite record-low unemployment rates, the commercial building vacancy rates remain stubbornly high all over Maryland. These buildings could be repurposed into housing at all price points, thereby easing the housing supply shortages in our respective jurisdictions. Office conversions are the primary purpose behind this bill. But we should note that adaptive reuse is not limited only to traditional commercial buildings. This concept could also apply to empty warehouses, abandoned malls, and so on.

Senate Bill 166 is a straightforward bill that simply makes clear that office conversions and other adaptive reuse projects are eligible for already-existing loans and grants administered by the Department of Housing and Community Development (DHCD). Because this bill doesn’t create any new loans or allocate any new funds—instead merely tapping existing programs—there is no fiscal note.

Now, to be clear, DHCD has already begun applying some of these loans to adaptive reuse. So why bring the bill? Two reasons:

- 1) By codifying the practice, we are expressing a strong policy preference. We are saying that turning vacant office space into housing is an efficient, affordable way to

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<sup>1</sup> Schweitzer, A. (2021, February 18). Maryland Must Build Thousands More Homes to Keep Prices Affordable, Report Says. *NPR*. <https://www.npr.org/local/305/2021/02/18/968790273/maryland-must-build-thousands-more-homes-to-keep-prices-affordable-report-says>

add residents to our community and lower the cost of housing. Codifying adaptive reuse is a roadmap to increasing both prosperity and affordability in the post-Covid world.

- 2) We are sending a message to industry. The developers who convert abandoned office space are often a very different breed than the traditional homebuilders who currently access DHCD loans and grants. By codifying adaptive reuse, we are putting up a billboard for industry that their conversions are welcome and supported here in Maryland. As always, Maryland is competing with other states. Many other states have codified loans for office conversions, so it's important that we send a message to industry that Maryland is open for business.

In sum, we have a choice. We can do nothing and risk half-abandoned cities with minimal street life and dead nightlife. Or we can embrace adaptive reuse: adding residents, lowering costs, increasing affordability, and building prosperity. If you choose the latter, I hope you'll vote for a favorable report for SB 166.

Very truly yours,

A handwritten signature in black ink that reads "Jeff Waldstreicher". The signature is written in a cursive style with a large, stylized "J" and "W".

Senator Jeff Waldstreicher

**BaltimoreCounty\_FAV\_SB0166.pdf**

Uploaded by: Joshua Greenberg

Position: FAV



JOHN A. OLSZEWSKI, JR.  
*County Executive*

JENNIFER AIOSA  
*Director of Government Affairs*

AMANDA KONTZ CARR  
*Legislative Officer*

JOSHUA M. GREENBERG  
*Associate Director of Government Affairs*

**BILL NO.:**            **SB 166**

**TITLE:**                Housing and Community Development - Adaptive Reuse

**SPONSOR:**            Senator Waldstreicher

**COMMITTEE:**        Education, Energy, and the Environment

**POSITION:**         **SUPPORT**

**DATE:**                February 7, 2023

Baltimore County **SUPPORTS** Senate Bill 166 – Housing and Community Development - Adaptive Reuse. This clarifying legislation would establish that adaptive reuse, retrofitting and repurposing of existing buildings to develop new affordable multifamily housing is an eligible use of funds distributed by the Department of Housing and Community Development.

Adaptive reuse is a critical tool for leveraging existing infrastructure to create new, affordable housing. Buildings which are vacant or no longer used for their original intended purpose have incredible potential to bolster local housing stock. It is for these very reasons that the Baltimore County Department of Housing and Community Development has a team dedicated solely to seeking out and identifying existing buildings which would be eligible for adaptive reuse.

Some jurisdictions have expressed concern that as written, existing state statute does not affirmatively grant the right to utilize DHCD funds for adaptive reuse projects. This legislation clarifies that those projects are an eligible use of those funds.

Accordingly, Baltimore County requests a **FAVORABLE** report on SB 166. For more information, please contact Jenn Aiosa, Director of Government Affairs at [jaiosa@baltimorecountymd.gov](mailto:jaiosa@baltimorecountymd.gov).

**SB 166 - Adaptive Reuse - FAV - REALTORS.pdf**

Uploaded by: Lisa May

Position: FAV



## **Senate Bill 166 – Housing and Community Development - Adaptive Reuse**

### **Position: Support**

Maryland REALTORS® supports efforts to increase the supply of housing options in Maryland through legislation like SB 166. This bill would open existing DHCD programs to adaptive reuse projects.

Adaptive reuse involves the repurposing of obsolete commercial spaces to provide much needed housing. It has been used successfully in many other states and cities to provide housing options in already developed areas in a way that maintains the scale and look of the neighborhood.

However, because they are retrofits, these developments have challenges that new construction does not. For instance, there may be asbestos or lead paint in need of remediation, means of egress established, or structural reinforcements added to make the property viable as housing. This can make financing for such projects more difficult to obtain and, particularly if the project is intended to be maintained as affordable housing, financial assistance can be necessary at the outset.

While some adaptive reuse projects have been completed in Maryland, much more could be done in this area. Maryland currently faces a shortage of nearly 120,000 housing units and growing. It encompasses not only what has been traditionally considered as “affordable housing” but also “missing middle” housing types.

There is no single answer to this housing shortage. Rather, it will take many modest actions that when taken together begin to make a difference. Maryland officials at both the state and local levels will need to work closely with one another and seek new ways of providing the housing that our residents need. The status quo is no longer an option.

Maryland REALTORS® applaud efforts to ease our housing crisis and reduce our current 120,000-unit housing shortage. We thank the sponsors of this bill and ask for your support of Senate Bill 166.

**For more information contact  
lisa.may@mdrealtor.org or christa.mcgee@mdrealtor.org**

# **SB 166 Letter of Support.pdf**

Uploaded by: Lori Graf

Position: FAV

February 7, 2023

The Honorable Brian Feldman  
Senate Education, Health & Environmental Affairs Committee  
Miller Senate Office Building,  
2 West Wing 11 Bladen St.,  
Annapolis, MD, 21401

**RE: SB 166 Housing and Community Development - Adaptive Reuse**

Dear Chairman Feldman:

The Maryland Building Industry Association, representing 100,000 employees statewide, appreciates the opportunity to participate in the discussion surrounding **SB 166 Housing and Community Development - Adaptive Reuse**. **MBIA Supports** the Act in its current version.

This bill would establish the adaptive reuse, retrofitting, and re purposing of existing buildings. MBIA supports this effort to repurpose and reuse existing buildings and establish guidelines for creating multifamily housing. analysis from the University of Maryland's National Center for Smart Growth and Enterprise Community Partners estimates that Maryland needs to establish thousands more housing units in order to meet its estimated shortfall in 2030. In order to meet that need effectively we need to prioritize multi-family housing as a tool for effective and efficient creation of housing units. Creating a more streamlined rule set for when existing buildings can be adapted and making applicants aware of when their projects qualify for government assistance is onw way to help establish this trend and is a positive step towards housing Maryland.

For more information about this position, please contact Lori Graf at 410-800-7327 or [lgraf@marylandbuilders.org](mailto:lgraf@marylandbuilders.org).

cc: Members of the Senate Education, Health & Environmental Affairs Committee

# **SB 181 emergency funding 2023.pdf**

Uploaded by: Gwen DuBois

Position: FWA



SB181 Department of Housing and Community Development Operating Budget

Hearing of the Health and Human Services Subcommittee, February 10, 2023

Position: Favorable with Amendments

Chesapeake Physicians for Social Responsibility (CPSR) urges you to add \$175 million to DHCD's operating budget to assist an estimated 20,000 Maryland families in avoiding eviction through emergency rental assistance.<sup>1</sup>

CPSR is a statewide organization with over 900 physicians, medical students, health professionals and other supporters, whose mission is to address the greatest public health threats of all: nuclear war and climate crisis, but we are also committed locally to addressing environmental injustice and health disparities. Nothing is more central to reducing health disparities than preventing evictions as those evicted are disproportionately women with children and disproportionately Black.<sup>2</sup> Preventing evictions saves lives and why we as other health professionals believe in defining housing as health.<sup>3</sup>

I remember a relatively young patient of mind who had hypertension, lupus and had had a stroke. In this case, her son asked her to leave but it gave me a disturbing glimpse of how hard it is to treat a patient whose life has just been turned upside down. Dealing with health issues becomes a casualty of losing stable housing.

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<sup>1</sup> <https://www.baltimoresun.com/politics/bs-bz-maryland-rental-assistance-20221214-lmmf76bxrvbxb7sdbjq67xq7e-story.html>

<sup>2</sup> <https://www.brookings.edu/research/the-coming- eviction-crisis-will-hit-black-communities-the-hardest/> see also <https://abell.org/wp-content/uploads/2022/02/cd-justicediverted216.pdf>

<sup>3</sup> <https://jamanetwork.com/journals/jama/fullarticle/2667710>

Early in the pandemic, studies estimated that homeless people who became sick with COVID-19 would be twice as likely to be hospitalized and 2-3 x as likely to die as the general population.<sup>4</sup> Moratoria in evictions and utility shut offs were effective in reducing Covid 19 infections and deaths.<sup>5</sup> Surely the pandemic turned a shortage of affordable low-income housing into a health crisis. However, even before the 2020 and after the pandemic is over, high housing costs in proportion to income, poor housing quality, unstable neighborhoods, overcrowding, and homelessness have and will create poor public health outcomes with evictions especially harmful.<sup>6</sup> As documented in a Brookings Report:

“Low-income tenants who are displaced are generally forced into substandard housing in poorer and higher-crime neighborhoods. Evictions cause psychological trauma, increase the likelihood of suicide, increase emergency room usage, decrease credit access, and lead to homelessness. This problem is especially traumatizing for children.”<sup>7</sup>

Poor housing conditions are associated with respiratory infections, asthma, lead poisoning, injuries, and mental health problems.<sup>8</sup> Asthma is a serious example of how poor housing can threaten lives. Before COVID19, a study in NY State found that homeless children were hospitalized with asthma at 31 x the rate of non-homeless children.<sup>9</sup> Compare that with another study that found that in children with a recent asthma attack, Federal rental assistance was associated with reduced Emergency room use suggesting benefit to children by preserving stable housing.<sup>10</sup>

Young children exposed to overcrowding and/or multiple moves in one year, often associated with food insecurity as well as housing insecurity, were more often felt by their caregivers to have poor health, impaired educational, social or emotional skills, and to be measured to have low

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<sup>4</sup> [https://works.bepress.com/dennis\\_culhane/237/](https://works.bepress.com/dennis_culhane/237/)

<sup>5</sup> [https://www.nber.org/system/files/working\\_papers/w28394/w28394.pdf](https://www.nber.org/system/files/working_papers/w28394/w28394.pdf)

<sup>6</sup> <https://aspe.hhs.gov/report/ancillary-services-support-welfare-work>

<sup>7</sup> <https://www.brookings.edu/research/the-coming-eviction-crisis-will-hit-black-communities-the-hardest/>

<sup>8</sup> <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC1447157/>

<sup>9</sup> <https://publications.aap.org/pediatrics/article/144/2/e20182769/76887/Asthma-Hospitalizations-Among-Homeless-Children-in>

<sup>10</sup> <https://jamanetwork.com/journals/jamapediatrics/article-abstract/2762006>

weight compared to other children.<sup>11</sup> In older children and adolescents, a history of multiple moves has been associated with mental health problems substance abuse, increased behavior problems, poor school performance, and increased risk of teen pregnancy. These negative outcomes will likely handicap them in their adult lives. (reference #11)

Homelessness is the extreme of housing insecurity and unsheltered homeless people have a shocking loss of average life expectancy from 78 years in the general population to 42-52 years.<sup>12</sup> A recently reported county-level study reviewing pre-COVID19 data found that **evictions were “significantly associated with all-cause mortality** with the strongest effects observed among counties with the highest proportion of Black and women residents.”<sup>13</sup>

Housing insecurity especially when it leads to evictions, makes people sick, leads to expensive and ineffective overutilization of expensive emergency room and hospital care and leads to a tragic shortening of life. Evictions are associated with increased mortality and are costly to society and disproportionately fall on women with children, disproportionately Black women.

It is not surprising that studies are showing that providing adequate housing to people who would otherwise be among the housing insecure, was cheaper than the costs associated with being homeless because health care costs dropped so precipitously after housing was provided.<sup>14</sup> Maryland jurisdictions are currently spending \$30 million/month to help tenants avoid eviction through payments that usually made directly to landlords. That funding will come to an abrupt stop by May without action from the Governor and General Assembly. Over 108,000 households are still behind on the rent in Maryland and need assistance avoiding eviction.

A report in 2020 that preceded the pandemic found a 85,000 shortage of rental units for the lowest income households in Maryland.<sup>15</sup> The figure

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<sup>11</sup> <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3134514/>

<sup>12</sup> <https://www.nationalhomeless.org/factsheets/health.html> m

<sup>13</sup> <https://link.springer.com/article/10.1007/s11606-022-07892-9>

<sup>14</sup> [https://www.csh.org/wp-content/uploads/2014/07/SocialDeterminantsofHealth\\_2014.pdf](https://www.csh.org/wp-content/uploads/2014/07/SocialDeterminantsofHealth_2014.pdf)

<sup>15</sup> <https://dhcd.maryland.gov/Documents/Other%20Publications/Report.pdf>

must surely be greater today and why the underlying problem of lack of housing for low income Marylanders must be addressed to help solve the problem of housing insecurity and prevent evictions in the future. For now, the healthier, moral and even cost-effective solution is emergency funding for low-income families at risk of eviction who apply for emergency assistance.

That is why Chesapeake Physicians for Social Responsibility urges you to support favorable with amendments on SB181 with the addition of \$175 million for emergency rental assistance and related housing stability counseling. Expenditures should include tenant protections similar to the current federal guidelines and integration with the court eviction process. We also request that DHCD form a workgroup of stakeholders to examine best practices and make recommendations for emergency rental assistance in Maryland moving forward.

Respectfully submitted by  
Gwen L. DuBois MD, MPH  
President, Chesapeake Physicians for Social Responsibility  
[gdubois@jhsph.edu](mailto:gdubois@jhsph.edu)

# **Senate Bill 166 - Housing and Community Developmen**

Uploaded by: Hunter Pickels

Position: INFO

**DATE:** February 7, 2023

**BILL NO.:** Senate Bill 166

**COMMITTEE:** Senate Education, Energy, and the Environment Committee

**TITLE:** Housing and Community Development - Adaptive Reuse

**SPONSORS:** Sen. Waldstreicher

### Letter of Information

#### Description of Bill:

Senate Bill 166 would add a definition of adaptive reuse to the Housing and Community Development Article and require that staff for all of our programs notify applicants for our programs that adaptive reuse is an eligible use.

#### Background and Analysis:

This bill would occupy staff resources and potentially sow confusion among applicants. We do not have any housing finance tools that specifically preclude adaptive reuse.

Affordable housing developers are quite familiar with our finance tools and are aware that adaptive reuse is an eligible purpose. Further, when a developer applies to us for affordable housing development financing, they are already applying on behalf of a particular project, which will either be adaptive reuse or it will not.

In addition, because this bill would appear to apply to all of our programs for which adaptive reuse may be an eligible use, it would impact our community development tools in the Division of Neighborhood Revitalization (NR). While these tools are broad enough that they could be used for housing development, in practice, that is not their primary purpose, and the applicants for these programs are not typically affordable housing developers, rendering the notice more confusing than clarifying.

#### Conclusion

If the committee chooses to move forward with this proposal, we would ask that our non-housing-focused programs that may be impacted by this bill, including those in our Division of Neighborhood Revitalization, be exempted from the notification requirement. In addition, we would like to inform the committee of our recently completed [study](#) on the strong tools currently available for adaptive reuse in Maryland.