



POSITION STATEMENT

Bill: SB 0333 Housing and Community Development - Affordable Housing - Identifying Suitable Property

Position: Support

Date: February 8, 2024

Contact: Debra Borden, General Counsel

Jordan Baucum Colbert, Government Affairs Liaison

Dear Chair Brian J. Feldman and Vice Chair Cheryl C. Kagan

The Maryland-National Capital Park and Planning Commission (M-NCPPC or “the Commission”) has not voted on an official position yet, however, staff has prepared a statement in support of this bill. The Commission respectfully requests that the Education, Energy and Environment, Committee consider this information and include it in the record.

What this Bill Does. This bill seeks to reestablish standards for determining if a property is suitable for use or redevelopment as affordable housing and requires appropriate sites to be within a Priority Funding Area. The language in this bill requires the Department of Housing and Community Development to consider; 1) whether a property is adequately sized for any type of residential use; 2) has access to public utilities; 3) has access to feasible ingress and egress points, and; 4) meets any other factors determined by the Department that are necessary for the property to be use or redeveloped as affordable housing.

Suitability for Use or Redevelopment. Suitability is important in the redevelopment of affordable housing because it ensures housing is feasible, accessible and safe. Protecting the integrity of neighborhoods is of utmost importance to the Commission. The Commission’s Development Review Divisions are aligned with Maryland’s goal to increase affordable housing during this critical time as our process encourages growth in a way that is sensitive to the needs and values of the community.

For these reasons, the Commission requests favorable vote on SB 0333.