



## House Bill 13

### *Residential Property - Affordable Housing Land Trusts - Authority to Establish Condominium Regimes*

MACo Position: **SUPPORT**

To: Judicial Proceedings Committee

Date: March 26, 2024

From: Dominic J. Butchko

The Maryland Association of Counties (MACo) **SUPPORTS** HB 13. This bill enables local Affordable Housing Land Trusts to establish condominium regimes.

For the 2024 Maryland General Assembly Session, MACo has made it a priority – one of the Association’s four legislative initiatives – to *Advance Comprehensive Housing Solutions*. Much like climate change and sea level rise, the challenges surrounding affordable housing are vast and call for a large, multipronged effort. While in other policy areas, it may be easy to deduce a simple cause-and-effect relationship, housing is a complex web of multifaceted factors. Addressing challenges like workforce, financing, interest rates, broad economic trends, supply chain, and large out-of-state corporate interests – among many other obstacles – requires an all-hands-on-deck effort from policy makers at all levels.

MACo is working with sponsors to cross-file legislation to target several components of this crisis: abandonment/blight disincentives, corporate owner transparency, and short-term rental oversight. Additionally, under this initiative, counties will be supporting other pro-housing legislation which helps to advance the conversation, balances local flexibility, and ensures more Marylanders can afford a place to call home.

Counties support HB 13 as it provides an additional tool in the toolbox for local actors, with the best interests of the community in mind, to address the affordable housing crisis. If passed, this legislation would save significant time and resources for projects meant to bring more Marylanders into homeownership and increase the broader affordable housing supply. While there is no silver bullet to the current affordable housing crisis, this bill should be part of a multipronged strategy.

By empowering local actors in the development of affordable housing across various forms, Marylanders will see overall better outcomes and more solutions tailored to the communities they call home. For this reason, MACo urges the committee to give HB 13 a **FAVORABLE** report.