



POSITION STATEMENT

Bill: SB 0199 Residential Property – Affordable Housing Land Trusts – Authority to Establish Condominium Regimes

Position: Support

Date: January 30, 2024

Contact: Debra Borden, General Counsel

Jordan Baucum Colbert, Government Affairs Liaison

Dear Chair William C. Smith and Vice Chair Jeff Waldstreicher,

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 and recommends a favorable vote in support of this bill. The Commission respectfully requests that the Judicial Proceedings Committee consider this information and include it in the record.

What this Bill Does. This bill authorizes a condominium regime to be established on certain land owned by an affordable housing land trust.

Allow More Housing Options for All. The entire state faces a serious housing shortage, and we need to consider how to make more housing attainable for more people—an essential goal if we’re serious about giving residents a choice in where and how they live. Providing more home ownership options is one way to help increase housing opportunities. Housing policies need to involve the refinement or creation of new financial, zoning, and policy tools. Creative ownership options is one tool to help.

Removing barriers. This bill will make it easier for Affordable Land Trusts to develop housing projects on their land and enable the community to maintain an affordable sector with ownership options.

For these reasons, the Commission requests a favorable vote in support of SB 0199.