A BILL ENTITLED

AN ACT concerning

Housing and Community Development – Affordable Housing – Listing and Disposal of Excess Real Property

FOR the purpose of requiring the Department of Planning to provide a list of excess real property owned by the State to the Department of Housing and Community Development; requiring the Department of Housing and Community Development to determine whether any of the listed properties are suitable for use or redevelopment as affordable housing; requiring units of State government to develop proposals to donate or sell excess real property determined to be suitable for use or redevelopment as affordable housing; and generally relating to the listing and disposal of excess real property for use as affordable housing.

BY adding to
Article – Housing and Community Development
Section 2–203
Annotated Code of Maryland
(2019 Replacement Volume and 2021 Supplement)

BY repealing and reenacting, without amendments,
Article – Housing and Community Development
Section 4–504(b)
Annotated Code of Maryland
(2019 Replacement Volume and 2021 Supplement)

BY repealing and reenacting, with amendments,
Article – Housing and Community Development
Section 4–504(e)
Annotated Code of Maryland
(2019 Replacement Volume and 2021 Supplement)

BY repealing and reenacting, without amendments,
Article – State Finance and Procurement
Section 5–310(a) and (b)
Annotated Code of Maryland
(2021 Replacement Volume)

BY adding to
Article – State Finance and Procurement
Section 5–310(d)
Annotated Code of Maryland
(2021 Replacement Volume)

BY repealing and reenacting, with amendments,
Article – State Finance and Procurement
Section 10–305(b) and 10–306(c)
Annotated Code of Maryland
(2021 Replacement Volume)

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,
That the Laws of Maryland read as follows:

Article – Housing and Community Development

2–203.

(A) IN THIS SECTION, “AFFORDABLE HOUSING” MEANS RESIDENTIAL
PROPERTY THAT IS:

(1) RENTED TO THE PUBLIC AT A RATE THAT ALLOWS A HOUSEHOLD
OF LOW– OR MODERATE–INCOME IN THE STATE TO PAY NOT MORE THAN 30% OF ITS
MONTHLY INCOME IN RENT; OR

(2) SOLD TO THE PUBLIC AT A PRICE THAT IS AFFORDABLE TO A
HOUSEHOLD OF LOW– OR MODERATE–INCOME IN THE STATE.

(B) (1) (I) ON RECEIPT OF THE LIST OF EXCESS REAL PROPERTY
PROVIDED UNDER § 5–310 OF THE STATE FINANCE AND PROCUREMENT ARTICLE,
THE DEPARTMENT SHALL, IN CONSULTATION WITH THE UNITS OF STATE
GOVERNMENT THAT CONTROL THE PROPERTIES, DETERMINE IF ANY OF THE LISTED
PROPERTIES ARE SUITABLE FOR USE OR REDEVELOPMENT AS AFFORDABLE
HOUSING.

(II) THE DEPARTMENT SHALL IDENTIFY A PROPERTY AS
SUITABLE FOR USE OR REDEVELOPMENT AS AFFORDABLE HOUSING IF THE
PROPERTY:
1. IS LOCATED IN AN AREA DESIGNATED AS A PRIORITY FUNDING AREA UNDER TITLE 5, SUBTITLE 7B OF THE STATE FINANCE AND PROCUREMENT ARTICLE;

2. DOES NOT BELONG IN A CATEGORY OF PROPERTY LISTED IN § 5–310(C)(1)(I) OF THE STATE FINANCE AND PROCUREMENT ARTICLE;

3. IS ADEQUATELY SIZED FOR ANY TYPE OF RESIDENTIAL USE;

4. HAS ACCESS TO PUBLIC UTILITIES; AND

5. HAS ACCESS TO FEASIBLE INGRESS AND EGRESS POINTS.

(2) ON OR BEFORE DECEMBER 31, 2023, AND EACH DECEMBER 31 THEREAFTER, THE DEPARTMENT SHALL COMPILE A LIST OF PROPERTIES IT HAS DETERMINED ARE SUITABLE FOR USE OR REDEVELOPMENT AS AFFORDABLE HOUSING.

(3) FOR EACH PROPERTY INCLUDED IN THE LIST REQUIRED UNDER PARAGRAPH (2) OF THIS SUBSECTION, THE DEPARTMENT SHALL:

   (I) GIVE NOTICE OF THE DETERMINATION TO THE UNIT OF STATE GOVERNMENT THAT CONTROLS THE PROPERTY; AND

   (II) ADVISE THE UNIT OF STATE GOVERNMENT OF THE REQUIREMENTS OF SUBSECTION (C) OF THIS SECTION.

(4) THE LIST REQUIRED UNDER PARAGRAPH (2) OF THIS SUBSECTION SHALL BE MADE AVAILABLE TO THE PUBLIC.

(C) (1) (I) EXCEPT AS PROVIDED IN PARAGRAPHS (4) AND (5) OF THIS SUBSECTION, ON RECEIPT OF THE NOTICE REQUIRED UNDER SUBSECTION (B)(3) OF THIS SECTION, A UNIT OF STATE GOVERNMENT SHALL, IN CONSULTATION WITH THE DEPARTMENT AND THE DEPARTMENT OF PLANNING, DEVELOP A PROPOSAL TO DISPOSE OF THE LISTED PROPERTY BY:

   1. DONATING THE PROPERTY TO A NONPROFIT ORGANIZATION THAT INTENDS TO USE OR REDEVELOP THE PROPERTY AS AFFORDABLE HOUSING; OR
2. SELLING THE PROPERTY TO A BUYER THAT INTENDS TO USE OR REDEVELOP THE PROPERTY AS AFFORDABLE HOUSING.

(II) IF, AFTER REASONABLE EFFORT, THE UNIT IS UNABLE TO IDENTIFY A SUITABLE NONPROFIT ORGANIZATION OR BUYER IN ACCORDANCE WITH SUBPARAGRAPH (I) OF THIS PARAGRAPH, THE UNIT SHALL DEVELOP A PROPOSAL TO SELL THE PROPERTY AT AUCTION.

(III) A PROPOSAL DEVELOPED UNDER THIS PARAGRAPH SHALL BE SUBMITTED TO THE BOARD OF PUBLIC WORKS FOR CONSIDERATION IN ACCORDANCE WITH § 10–305 OF THE STATE FINANCE AND PROCUREMENT ARTICLE.

(2) ANY PROCEEDS FROM A SALE OF EXCESS REAL PROPERTY THAT RESULTS FROM A PROPOSAL DEVELOPED UNDER THIS SUBSECTION SHALL BE APPLIED TO THE RENTAL HOUSING FUND UNDER § 4–504 OF THIS ARTICLE.

(3) WHEN A PROPERTY IS DISPOSED OF IN ACCORDANCE WITH A PROPOSAL DEVELOPED UNDER THIS SUBSECTION, THE UNIT SHALL GIVE NOTICE OF THE DISPOSITION TO THE DEPARTMENT.

(4) A UNIT MAY NOT PROPOSE TO DISPOSE OF A PROPERTY UNDER THIS SUBSECTION IN A MANNER THAT WOULD VIOLATE ANY COVENANT OR APPLICABLE FEDERAL LAW.

(5) NOTHING IN THIS SUBSECTION SHALL BE CONSTRUED TO SUPERSEDE THE RIGHT OF A PERSON FROM WHOM REAL PROPERTY WAS ACQUIRED OR THEIR SUCCESSOR IN INTEREST TO REACQUIRE THE PROPERTY UNDER § 8–309 OF THE TRANSPORTATION ARTICLE.

(D) ON OR BEFORE DECEMBER 31, 2024, AND EACH DECEMBER 31 THEREAFTER, THE DEPARTMENT SHALL REPORT TO THE GENERAL ASSEMBLY, IN ACCORDANCE WITH § 2–1257 OF THE STATE GOVERNMENT ARTICLE:

(1) THE NUMBER OF PROPOSALS SUBMITTED TO THE BOARD OF PUBLIC WORKS UNDER THIS SECTION;

(2) THE NUMBER OF PROPERTIES THAT WERE DONATED PURSUANT TO PROPOSALS DEVELOPED UNDER THIS SECTION;

(3) THE NUMBER OF PROPERTIES THAT WERE SOLD PURSUANT TO PROPOSALS DEVELOPED UNDER THIS SECTION; AND
(4) The total amount of proceeds applied to the Rental Housing Fund as a result of proposals developed under this section.

4–504.

(b) There is a Rental Housing Fund.

(e) The Fund consists of:

(1) money appropriated by the State for the Rental Housing Program under § 4–402 of this title;

(2) repayments and prepayments of loans made under the Rental Housing Program and from loan programs under this title that have been repealed;

(3) money appropriated under § 4–501(c) of this subtitle;

(4) money transferred to the Fund in accordance with §§ 4–502(e), 4–503(d), and 4–505(h) of this subtitle and § 3–203(i) of this article;

(5) funds received by the Department or the Administration from the federal government or other public or private sources; [and]

(6) investment earnings of the Fund; AND

(7) proceeds from sales of excess real property conducted in accordance with proposals developed under § 2–203(c) of this article.

Article – State Finance and Procurement

5–310.

(a) Each unit of the State government shall notify the Department in writing of:

(1) any real property that is in excess of the needs of the unit; or

(2) any substantial change to any real property owned by the State.

(b) Subject to subsection (c) of this section, for any real property identified under subsection (a) of this section, the Department shall:

(1) study the proper disposition of the property;

(2) determine whether any local government or unit of the State government is interested in the property; and
make an appropriate recommendation to the using unit of the State
government and to the Board of Public Works.

(D) ON OR BEFORE JUNE 1, 2023, AND EACH JUNE 1 THEREAFTER, THE
DEPARTMENT SHALL PROVIDE A LIST OF ALL PROPERTIES SUBMITTED TO THE
DEPARTMENT UNDER SUBSECTION (A)(1) OF THIS SECTION TO THE DEPARTMENT
OF HOUSING AND COMMUNITY DEVELOPMENT.

10–305.

(b) (1) (i) Except as provided under subparagraph (ii) of this paragraph,
this subsection applies to the sale, transfer, grant, or exchange of:

1. real property identified under § 5–310(c)(1) of this article; and

2. State–owned real or personal property, funded in accordance with an appropriation act of the General Assembly, that has an appraised value over $100,000.

(ii) This subsection does not apply to the following dispositions of property identified in subparagraph (i) of this paragraph:

1. leasing the property; or

2. the sale, transfer, grant, or exchange of a corrective or access easement on the property.

(2) The Board may not approve the sale, transfer, exchange, or grant of property until:

(i) the Department of General Services or the Department of Natural Resources under Title 1, Subtitle 1 of the Natural Resources Article has submitted to the Board two independent appraisals of the property that:

1. with regard to real property, consider the value of any restrictive covenant that may be placed on the property; and

2. may not be publicly disclosed if the property is to be sold at auction;

(ii) the following information has been submitted, by electronic mail or facsimile and by certified mail, to the Senate Budget and Taxation Committee, the House Appropriations Committee, and, for property that meets both criteria of paragraph (1)(i) of this subsection, the Legislative Policy Committee:
1. a description of the property; and

2. if applicable, any justification for not selling, transferring, exchanging, or granting the property in a manner that generates the highest return for the State;

(iii) 45 days have elapsed since:

1. the information required by item (ii) of this paragraph was received by the appropriate committees; and

2. the Board declared the property surplus; and

(iv) except for property sold under paragraph (4) of this subsection, for property that meets both criteria under paragraph (1)(i) of this subsection and for which the Board intends to approve a fee simple sale, transfer, exchange, or grant, the General Assembly has approved the proposed disposition as provided under paragraph (3) of this subsection.

(3) (i) Within 45 days after receiving the information submitted under paragraph (2) of this subsection, the Legislative Policy Committee shall:

1. review the information and the public record created by the Department of Planning for the property; and

2. A. approve the proposed disposition of the surplus property and refer the property back to the Board for final disposition; or

   B. refer the proposed disposition of the property to the full General Assembly and notify the Board of the referral.

(ii) If the Legislative Policy Committee fails to take any action under subparagraph (i)2 of this paragraph within the specified time period, the proposed disposition shall be deemed approved by the Committee.

(iii) 1. If the proposed disposition of the surplus property is referred by the Legislative Policy Committee to the full General Assembly, the proposed disposition may not be approved by the Board unless it is approved by the passage of legislation during the next legislative session of the General Assembly.

2. In any legislation passed in accordance with subsubparagraph 1 of this subparagraph, the General Assembly may approve the proposed disposition with or without conditions.

(4) If the Board has declared the property surplus, the Board shall sell the property to the federal government, a local government, or a unit of federal or local government for $1.00, if:
(i) the government or unit has indicated its interest in acquiring the land; and

(ii) a restrictive covenant is placed on the deed of transfer, in accordance with § 5–906(e)(7) and (8) of the Natural Resources Article, that requires the property to be maintained in a use that is consistent with its use at the time of transfer.

(5) Any revenues derived from the sale, transfer, exchange, or grant of property identified under paragraph (1)(i)1 of this subsection shall be deposited in the Advance Option and Purchase Fund under § 5–904(b) of the Natural Resources Article.

(6) (I) IF THE BOARD HAS DECLARED THE PROPERTY SURPLUS, THE BOARD SHALL DISPOSE OF PROPERTY DETERMINED BY THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT TO BE SUITABLE FOR USE OR REDEVELOPMENT AS AFFORDABLE HOUSING IN ACCORDANCE WITH A PROPOSAL DEVELOPED UNDER § 2–203 OF THE HOUSING AND COMMUNITY DEVELOPMENT ARTICLE.

(II) ANY REVENUES DERIVED FROM THE SALE, TRANSFER, EXCHANGE, OR GRANT OF PROPERTY IN ACCORDANCE WITH A PROPOSAL DEVELOPED UNDER § 2–203 OF THE HOUSING AND COMMUNITY DEVELOPMENT ARTICLE SHALL BE DEPOSITED IN THE RENTAL HOUSING FUND UNDER § 4–504 OF THE HOUSING AND COMMUNITY DEVELOPMENT ARTICLE.

(c) (1) THIS SUBSECTION DOES NOT APPLY TO PROPERTY DISPOSED OF IN ACCORDANCE WITH A PROPOSAL DEVELOPED UNDER § 2–203 OF THE HOUSING AND COMMUNITY DEVELOPMENT ARTICLE.

(2) Except as provided in paragraphs [(2) and] (3) AND (4) of this subsection, if cash is received as consideration for the disposition of a capital asset of the State or any unit of the State government, the cash shall be applied to the State Annuity Bond Fund Account for the payment of the principal of and interest on the bonded indebtedness of the State.

[(2)] (3) If the capital asset is real property that is being leased or sold to a private party for the purpose of realizing a transit–oriented development as defined under § 7–101 of the Transportation Article, at the discretion of the State agency that is disposing of the property, all or a portion of the cash proceeds resulting from the transaction shall be deposited in the Baltimore City Community Enhancement Transit–Oriented Development Fund established under Title 15 of the Economic Development Article for the purposes of that Fund.
(3) (4) (i) If cash is received as consideration for the disposition of a capital asset, and if the capital asset was originally purchased with special funds, the cash shall be applied to the special fund.

(ii) Notwithstanding subparagraph (i) of this paragraph, cash received as consideration for the disposition of helicopters, auxiliary helicopter equipment, ground support equipment, or other capital equipment related to helicopters shall be applied to the State Annuity Bond Fund Account for the payment of the principal of and interest on the bonded indebtedness of the State.

(4) (5) If cash is received as consideration for the disposition of any real or personal property of the State or any unit of the State government, other than a capital asset, the cash shall be accounted for and paid into the State Treasury.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect October 1, 2022.