

**Department of Legislative Services**  
Maryland General Assembly  
2024 Session

**FISCAL AND POLICY NOTE**  
**Third Reader**

House Bill 283

(Delegate Palakovich Carr)

Environment and Transportation

Education, Energy, and the Environment

---

**Housing and Community Development - Affordable Housing - Identifying  
Suitable Property**

---

This bill repeals the requirement that the Department of Housing and Community Development (DHCD) identify a property as suitable for use or redevelopment as affordable housing if the property meet specified conditions. Instead, the bill prohibits DHCD from identifying excess State real property as suitable for use or redevelopment as affordable housing if the property (1) is located outside an area designated as a priority funding area or (2) belongs in a specified category of property generally encompassing parks and conservation land. When determining if a property is suitable for use or redevelopment as affordable housing, DHCD must consider whether the property (1) 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 DHCD that are necessary for the property to be used or redeveloped as affordable housing. **The bill takes effect July 1, 2024.**

---

**Fiscal Summary**

**State Effect:** None. The bill’s changes can be handled with existing budgeted resources. Revenues are not directly affected.

**Local Effect:** The bill is not anticipated to have a material, direct effect on local government operations or finances.

**Small Business Effect:** Minimal.

---

## Analysis

**Current Law:** The Maryland Department of Planning (MDP) must notify DHCD and specified committees of the General Assembly of any excess real property submitted to MDP, which has not been otherwise disposed of in accordance with existing provisions of law. No later than 60 days after receiving such notification, DHCD must, in consultation with the unit of State government that controls the property, determine if the property is suitable for use or redevelopment as affordable housing. DHCD must 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; (2) does not belong to a specified category of property generally encompassing parks and conservation land; (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. In addition to these factors, DHCD is authorized to consider other factors when determining the suitability of a property for use or redevelopment as affordable housing.

DHCD must compile and regularly update a list of properties it has determined are suitable for use or redevelopment as affordable housing. For each property included in the list, DHCD must (1) give notice of the determination to the unit of State government that controls the property and the State Treasurer and (2) advise the unit of the bill's requirements regarding the disposal of the listed property. The list must be made available to the public.

---

## Additional Information

**Recent Prior Introductions:** Similar legislation has not been introduced within the last three years.

**Designated Cross File:** SB 333 (Senator Hettleman) - Education, Energy, and the Environment.

**Information Source(s):** Board of Public Works; Department of Natural Resources; Maryland Department of Planning; Department of General Services; Maryland Department of Transportation; State Treasurer's Office; University System of Maryland; Department of Housing and Community Development; Department of Legislative Services

**Fiscal Note History:** First Reader - February 2, 2024  
rh/mcr Third Reader - February 16, 2024

---

Analysis by: Thomas S. Elder

Direct Inquiries to:  
(410) 946-5510  
(301) 970-5510