

Department of Legislative Services
Maryland General Assembly
2025 Session

FISCAL AND POLICY NOTE
Enrolled

House Bill 964 (Montgomery County Delegation)
Environment and Transportation Education, Energy, and the Environment

Montgomery County - Task Force on the Displacement of Residents of Emory
Grove
MC 5-25

This bill establishes the Task Force on the Displacement of Residents of Emory Grove, staffed by the Montgomery County Office of Human Rights, to study the urban renewal program carried out from 1960 through 1985 that caused the displacement of residents of Emory Grove, and if deemed appropriate, recommend remedies for past inequities for those displaced by urban renewal. The task force must submit an interim report of its findings and recommendations to the Montgomery County Council, the Montgomery County Executive, and the Montgomery County delegation to the General Assembly by December 15, 2025, and a final report by December 15, 2026. **The bill takes effect June 1, 2025, and terminates June 30, 2027.**

Fiscal Summary

State Effect: None.

Local Effect: The bill can be implemented by the Montgomery County Office of Human Rights with existing resources.

Small Business Effect: None.

Analysis

Bill Summary: The task force must review and analyze the displacement of residents of Emory Grove under the urban renewal program carried out from 1960 through 1985 in order to:

- determine the basis for the development of the Emory Grove urban renewal program and the guidelines and execution of the program, including how property was acquired or purchased from landowners;
- analyze the way urban renewal was administered in Emory Grove;
- analyze the decisions to use the urban renewal program in Emory Grove and the equity impacts of the program;
- analyze the guidelines and execution of the urban renewal program in Emory Grove, including the purchase of property from landowners and the demolition of homes;
- determine the basis for the purchase of property from landowners in Emory Grove and identify the details of land purchases, including the purchase prices and purchase agreements; and
- analyze the plan for providing replacement properties or new homeownership for the displaced residents of Emory Grove and the equity impacts of the plan, including proposed dates to provide new replacement properties and incentives or benefits for previous landowners.

If deemed appropriate, the task force must recommend remedies for past inequities in the purchase of land by Montgomery County through the urban renewal program in Emory Grove from 1960 to 1985, including methods for determining eligibility and providing compensation, such as benefits for former landowners and incentives for construction projects.

A member of the task force may not receive compensation but is entitled to reimbursement for expenses under the standard State travel regulations, as provided in the State budget.

Current Law: [Heritage Emory Grove](#) (HEG) is a redevelopment project through a partnership of Montgomery County, the Housing Opportunities Commission (HOC) of Montgomery County, and Emory Grove United Methodist Church. The focus of HEG is on recreating the interconnectedness of the original Emory Grove, which was founded by freed African Americans in 1864. According to HOC, the bulk of the property will be redeveloped and revitalized with a strong focus on mixed-income homeownership.

Additional Information

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

Designated Cross File: None.

Information Source(s): Montgomery County; Department of Legislative Services

Fiscal Note History: First Reader - February 23, 2025
km/hlb Third Reader - March 17, 2025
Enrolled - May 5, 2025

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