

March 1, 2024

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Senator Brian J. Feldman, Chairman
Senate Education, Energy and the Environment Committee
2 West, Miller Senate Office Building
Annapolis, Maryland 21401

Re: Senate Bill 484 – Land Use – Affordable Housing – Zoning Density and Permitting (Housing Expansion and Affordability Act of 2024) - FAVORABLE WITH AMENDMENTS

Dear Chairman Feldman:

On behalf of our client, Himmelrich Associates, Inc. (“Himmelrich”), I am writing to express our support for SB 484 with the amendments included below. Himmelrich is a Baltimore-based real estate firm focused on repurposing and readapting industrial and historic properties.

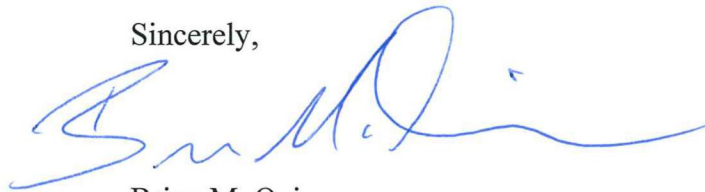
Himmelrich supports SB 484 with the following amendments:

1. On page 4, in line 8, after “ARTICLE” insert “, UNLESS THE NEW MANUFACTURED HOMES ARE LOCATED ON LAND CURRENTLY OR PREVIOUSLY OWNED BY THE FEDERAL GOVERNMENT THAT IS OVER EIGHTY ACRES IN SIZE AND WAS THE SITE OF A MILITARY RESERVATION”.
2. On page 7, in line 2, after “(I)” insert “IS OR”; after “BY” insert “EITHER”; and after “STATE” insert “OR THE FEDERAL GOVERNMENT IF THE FEDERAL LAND IS OVER EIGHTY ACRES IN SIZE AND WAS THE SITE OF A FORMER MILITARY RESERVATION”.
3. On page 7, in line 23, after “USE,” insert “OR ON LAND THAT IS OR WAS OWNED BY THE FEDERAL GOVERNMENT, IS EIGHTY ACRES IN SIZE AND WAS THE SITE OF A FORMER MILITARY RESERVATION,”
4. On page 13, in line 4, after “ARTICLE” insert “; OR (III) WITH FEDERAL HISTORIC TAX CREDITS FOR RENOVATIONS COMPLYING WITH THE STANDARDS OF THE U.S. DEPARTMENT OF THE INTERIOR”.

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Thank you very much for your attention.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brian M. Quinn". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Brian M. Quinn

cc: Member, House Environment and Transportation Committee