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BILL NO.: SB 484

TITLE: Land Use – Affordable Housing – Zoning Density and Permitting (Housing Expansion and Affordability Act of 2024)

SPONSOR: President Ferguson (By Request of the Administration)

COMMITTEE: Education, Energy, and the Environment

POSITION: **SUPPORTS WITH AMENDMENTS**

DATE: March 1, 2024

Baltimore County **SUPPORTS WITH AMENDMENTS** Senate Bill 484 – Land Use – Affordable Housing – Zoning Density and Permitting (Housing Expansion and Affordability Act of 2024). This legislation seeks to establish regulatory incentives to development to address the housing supply and affordability crisis. The legislation contains three main components:

- HB 538 allows for certain properties to be developed with higher density if they include a certain percentage of affordable units (defined in this context as units preserved at 60% AMI).
- The legislation limits the ability of local jurisdictions to deny permits or unreasonably restrict projects funded by low-income housing tax credits (LIHTC) or other affordable housing financing programs managed by State DHCD on the basis of local adequate public facilities ordinances (APFOs). Baltimore County concurs with the Maryland Association of Counties (MACo) that this exemption should sunset after a period of 15 years.
- The legislation permits new manufactured/modular homes in areas zoned for single-family residential uses, overriding any local laws or ordinances that would prevent their placement.

SB 484 is a comprehensive approach at tackling the housing crisis head on. As a whole, the bill is a positive step that has the potential to benefit local housing production on sites where that development is appropriate. Consistent with our partners at MACo, we believe that changes are still needed to ensure that housing production does not preempt local land use authority or impact critical community infrastructure.

Accordingly, Baltimore County requests a **FAVORABLE WITH AMENDMENTS** report on SB 484 from the Senate Education, Energy, and the Environment Committee. For more information, please contact Jenn Aiosa, Director of Government Affairs at jaiosa@baltimorecountymd.gov.