



POSITION STATEMENT

Bill: HB 003 Land Use – Expedited Development Review Processes for Affordable Housing Requirements

Position: Support with Amendments

Date: January 30, 2024

Contact: Debra Borden, General Counsel

Jordan Baucum Colbert, Government Affairs Liaison

Dear Chair Marc Korman and Vice Chair Regina T. Boyce,

The Maryland National Capital Park and Planning Commission (M-NCPPC or “the Commission”) has voted to support this bill with amendments. The Commission respectfully requests that the Environment and Transportation Committee consider this information and include it in the record.

What this Bill Does: Requires local jurisdictions to establish and implement an expedited development review process for certain proposed affordable housing developments.

Housing is Critical. Across the state we are experiencing a housing crisis, especially around affordable housing. We must examine all processes and methods to ensure we are supporting projects as quickly as possible in going from an idea to occupancy. We value all efforts to bring more affordable housing to the market as quickly as possible and fully support this initiative.

Amendment to Expand the Scope. We recommend that the Sponsor consider amending the bill to make any developer eligible whose project meets the “affordable housing development” definition. This would strike the language on page 2 at lines 25-29 and replace it with “any project that meets the definition of an affordable housing development per 7-105 (A) (2).” As this bill is working to remove barriers to housing development, let’s ensure that any developer, no matter their corporate structure, is supported in providing these critically needed affordable units.

Clarification on ownership status. Alternatively, if the applicability of the expedited process remains open only to charitable organizations and public housing authorities, we recommend that the

language on page 2 at lines 26 and 28 be amended to say, “owned or controlled by the organization or a related subsidiary”. Many charitable organizations and public housing authorities may have subsidiaries that own the land, or they may have the property under contract, but don’t have formal ownership. This amendment would ensure that these types of projects are not inadvertently excluded from the expedited process.

For these reasons, the Commission requests this committee vote favorably with the suggested amendments on HB 0003.