

# HOUSE BILL 877

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CF SB 764

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By: **Delegate Valentino-Smith (Chair, Joint Committee on Ending Homelessness)**

Introduced and read first time: January 29, 2021

Assigned to: Environment and Transportation

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Committee Report: Favorable with amendments

House action: Adopted

Read second time: March 24, 2021

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## CHAPTER \_\_\_\_\_

1 AN ACT concerning

2 **Workgroup on Adaptive Reuse of Vacant Commercial Spaces**

3 FOR the purpose of establishing the Workgroup on Adaptive Reuse of Vacant Commercial  
4 Spaces; providing for the composition, cochairs, and staffing of the Workgroup;  
5 prohibiting a member of the Workgroup from receiving certain compensation, but  
6 authorizing the reimbursement of certain expenses; requiring the Workgroup to  
7 study and make recommendations regarding certain matters; requiring the  
8 Workgroup to report its findings and recommendations to the Governor and the  
9 General Assembly on or before a certain date; providing for the termination of this  
10 Act; and generally relating to the Workgroup on Adaptive Reuse of Vacant  
11 Commercial Spaces.

12 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,

13 That:

14 (a) There is a Workgroup on Adaptive Reuse of Vacant Commercial Spaces.

15 (b) The Workgroup consists of the following members:

16 (1) two members of the Senate of Maryland, appointed by the President of  
17 the Senate;

18 (2) two members of the House of Delegates, appointed by the Speaker of  
19 the House;

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

Underlining indicates amendments to bill.

~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from the law by amendment.



1 (3) the Secretary of Housing and Community Development, or the  
2 Secretary's designee;

3 (4) the Secretary of Planning, or the Secretary's designee;

4 (5) one member of the Maryland Association of Counties;

5 (6) one member of the Maryland Municipal League; and

6 (7) the following members, jointly appointed by the Presiding Officers of  
7 the General Assembly:

8 (i) one representative of a commercial real estate developer;

9 (ii) one representative of a construction agency specializing in the  
10 rehabilitation and renovation of commercial buildings;

11 (iii) one representative of an organization for owners and operators  
12 of multifamily dwellings;

13 (iv) one representative of an organization ~~for financial institutions~~  
14 representing credit unions operating in the State; ~~and~~

15 (v) one representative of an organization providing legal services  
16 and advocacy for individuals who are homeless or at risk of homelessness;

17 (vi) one representative of an organization that specializes in  
18 low-income housing financing;

19 (vii) one representative of a residential real estate developer;

20 (viii) one representative of a veterans rights organization;

21 (ix) one representative of a nonprofit organization that specializes in  
22 rapid rehousing;

23 (x) one architecture professional with expertise in adaptive reuse or  
24 affordable housing; and

25 (xi) one representative of an organization representing banking  
26 institutions operating in the State.

27 (c) The Presiding Officers of the General Assembly shall jointly designate the  
28 cochairs of the Workgroup from the members of the General Assembly appointed by the  
29 Presiding Officers.

1 (d) The Department of Housing and Community Development shall provide staff  
2 for the Workgroup.

3 (e) A member of the Workgroup:

4 (1) may not receive compensation as a member of the Workgroup; but

5 (2) is entitled to reimbursement for expenses under the Standard State  
6 Travel Regulations, as provided in the State budget.

7 (f) The Workgroup shall:

8 (1) study the feasibility and limitations of converting vacant or  
9 underutilized commercial spaces into residential or mixed-use residential and commercial  
10 spaces in order to increase the availability of affordable housing stock in the State,  
11 including:

12 (i) housing exclusively for the benefit of persons receiving rental  
13 assistance through a federally sponsored or State-sponsored program; and

14 (ii) mixed-use housing designed to house market rate renters and  
15 renters receiving rental assistance through a federally sponsored or State-sponsored  
16 program;

17 (2) identify the sources of State funds available to developers interested in  
18 developing affordable housing by converting existing commercial spaces into residential or  
19 mixed-use residential and commercial spaces for the purposes identified in item (1) of this  
20 subsection, including any conditions on the receipt and use of these funds;

21 (3) identify and study any programs developed by other states for the  
22 purpose of converting vacant commercial spaces into affordable housing; and

23 (4) make recommendations regarding legislation necessary to facilitate the  
24 conversion of vacant or underutilized commercial spaces into residential or mixed-use  
25 residential and commercial spaces.

26 (g) On or before November 30, 2021, the Workgroup shall report its findings and  
27 recommendations to the Governor and, in accordance with § 2-1257 of the State  
28 Government Article, the General Assembly.

29 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect June  
30 1, 2021. It shall remain effective for a period of 1 year and 1 month and, at the end of June  
31 30, 2022, this Act, with no further action required by the General Assembly, shall be  
32 abrogated and of no further force and effect.