



THE PRINCE GEORGE'S COUNTY GOVERNMENT

(301) 952-3700
County Council

POSITION STATEMENT

HB 150 Housing and Community Development – Adaptive
Delegate Stewart, et al. Reuse

POSITION:

SUPPORT

HB 150 – Housing and Community Development – Adaptive Reuse – For the purpose of establishing that adaptive reuse of existing buildings to create affordable multifamily housing is an eligible use of financial assistance from the Department of Housing and Community Development. This bill would take effect October 1, 2023.

The Department of Housing and Community Development (DHCD) operates and manages many loan and grant programs that support the creation of affordable housing. House Bill 150 would add adaptive reuse of existing buildings to the list of programs eligible for financial assistance under any of the programs the Department administers. Adaptive reuse is defined as the retrofitting and repurposing of an existing building to develop new dwelling units. Currently, the DHCD does not explicitly say whether adaptive reuse is permitted, so this bill would clear up that ambiguity.

The Prince George's County Council appreciates the sponsor's introduction of this legislation and supports HB 150. Growing affordable housing is one of the County Council's legislative priorities and has been for many years. The Council views this bill as another tool in the housing toolbox. It anticipates that this will incentivize developers to look at existing buildings that are no longer in use when developing housing, as this is a more sustainable approach to development than clearing open space.

For the foregoing reasons, the Prince George's County Council SUPPORTS House Bill 150 and respectfully requests the Committee's favorable consideration of its position.

Prepared by: Evans & Associates
On behalf of Prince George's County Council