

Maryland Affordable Housing Coalition

Legislative Committee Action 2010

Bill No.	Title	Description	Position	Action Taken	Outcome
SB263 HB587	MD Affordable Housing Trust Bond Bill	Authorizes a State Debt of \$2 million to fund the affordable Housing Trust fund	Support, Priority Bill	Oral testimony and written testimony, personal visits, letters, postcards	Successful transfer of \$2 M funding added to the Governor's Capital budget by bill sponsors
DHCD Budget Highlights	Partnership Rental Housing	Funded \$6 Million, \$4.1 Million from General Obligation bonds, \$1.9 Million in Special funds	Support Level funding for budget	written testimony	Successful; Level funding with no cuts approved in budget
DHCD Budget Highlights	Rental Housing Program	Funded \$26.7 Million, \$21 Million in Special funds, \$5.2 Million in Federal funds	Support Level funding for budget	written testimony	Successful; Level funding with no cuts approved in budget
SB285 HB475	Smart, Green, and Growing - The Sustainable Communities Act	Reorganizes how community development will take place; reauthorizes Heritage Tax Credits	Support	Oral testimony and written testimony	Passed with several amendments
SB780 HB869	Affordable Housing Land Trusts	Allows for the creation of permanently affordable home ownership through Land Trusts with nonprofit or governmental agencies	Support	Written testimony	Passed with technical amendments
SB243	Source of Income Discrimination	Prohibits rental housing discrimination based on source of income such as voucher programs	Support	Oral testimony and written testimony	Failed
HB860	Montgomery Co. Tenant Credit Check Restriction Act	Prohibits landlords from checking applicant's credit prior to approval if the tenant has 100% rental voucher	Oppose, because credit checks give useful data	Written testimony submitted	Amended to allow landlords to check credit, but not deny housing based solely on credit check; Passed in House, Failed in Senate
SB215 HB1040	High Performance Buildings Act- Recipients	Makes the high performance building act	Oppose, Work	Written testimony	Failed; a work group may be

	of State Aid	apply to any project receiving funding through the State	group needed	submitted	formed to investigate the cost implications
SB545	Assisted Housing - Protected Actions - Extended Leases for Seniors	Requires the owner of a property to offer a second extended lease to tenants over the age of 62 if the tenant documents that available housing costs are not comparable with the rent paid under the first extended lease.	Monitor	No action	Failed
SB853	Stay of Eviction - Reasons for Nonpayment Beyond Tenant's Control	Allows a judge to halt an eviction for nonpayment if the lessee has been terminated from employment	Monitor	No action	Failed
SB 83	DHCD Group Home Financing Program - Refinancing	Allows DHCD to refinance loans administered through the Group Home Financing Program to prevent foreclosure	Monitor	Written testimony	Passed both houses; could set a precedent to allow refinancing of other DHCD programs
HB1344	Construction and Development - Permits and Approvals - Expiration Dates	Correcting language relating to the applicability of provisions of law related to permits and approvals issued for construction and development; extending the tolling period for construction and development permits and approvals to December 31, 2012	Monitor	No action	Passed in the House; not addressed in the Senate
SB940 HB1416	Parking for Individuals with Disabilities- Zoning	Allows exceptions to local zoning ordinances for compliance with the Maryland Accessibility Code applicable to charter counties and Baltimore City; providing that a person may comply with Maryland Accessibility Code requirements governing specified disabled parking spaces	Monitor	No action	Passed both houses

		by restriping the parking lot; requiring a local jurisdiction to grant an exception to relevant local zoning ordinances for restriped parking lots under specified circumstances			
HB1450	Vehicle Laws- Parking Lot Requirements-Exceptions to Local Zoning Ordinances	Establishing provisions of law that require a local legislative body to provide exceptions to local zoning ordinances when necessary to bring an existing parking lot into compliance with the requirements of the Maryland Accessibility Code apply to charter counties; establishing that a parking lot constructed before October 1, 2010, may be brought into compliance with specified requirements by restriping the parking lot; etc.	Monitor	No action	No hearings held, no legislative action was taken
SB554 HB1382	Rental Housing - Protection for Victims of Domestic Violence and Sexual Assault	Allows a tenant who is a victim of domestic violence or a victim of sexual assault to terminate a residential lease under specified circumstances, with written notification	Monitor	No action	Passed both houses
HB557	Prince George's County - Rent Stabilization - Residential Rental Units for the Elderly	Allows Prince George's County to provide, by law, for rent stabilization for rental units for the elderly in Prince George's County	Monitor, Neutral	No action	Unfavorable vote in House Environmental Matters Committee, withdrawn
HB669	Landlord and Tenant - Renter's Insurance	Allows a landlord to require a tenant to carry renter's insurance in the lease	Monitor	No action	Unfavorable vote in House Environmental Matters Committee, withdrawn
HB672	Residential Leases - Interest on Security Deposits	Changes the interest formula for required interest on security	Monitor	No action	Unfavorable vote in House Environmental

		deposits			Matters Committee, withdrawn
HB976	Reduction of Lead Risk in Housing	Increases the lead safety standards to include exterior surfaces of affected rental housing, such as fences and railings	Monitor	No action	Unfavorable vote in House Environmental Matters Committee, withdrawn
SB156	Recycling - Apartment Buildings and Condominiums	Requiring owners or managers of apartment buildings or condominiums that contain 10 or more dwelling units to provide for recycling for residents on or before October 1, 2014;	Monitor	No action	Unfavorable vote in Senate Education, Health and Environmental Affairs Committee
HB508	Residential Leases - Interest on Security Deposits	Changes the interest formula for required interest on security deposits	Monitor	No action	Unfavorable vote in House Environmental Matters Committee
HB757	Maryland Building Performance Standards - Accessibility Standards for Dwelling Units	Requires newly constructed multifamily dwellings to meet accessibility standards	Monitor	No action	No committee vote taken, no legislative action
HB1153 SB504	Reducing Lead Risk in Housing - Lead Paint Dust Testing	Altering the requirements for property owners to satisfy lead risk reduction standards relating to changes in occupancy in rental properties; requiring specified lead risk reduction standards to be performed in accordance with local fire code standards; and making conforming changes.	Monitor	No action	Unfavorable vote in House Environmental Matters Committee, failed on Senate floor by one vote
HB1396	Fire Safety - High-Rise Buildings - Mobility Impaired Individuals	Requiring the owner of a residential high-rise building to provide a specified notice to individuals who are mobility impaired of the right to request specified rental units when specified units in the building become	Monitor	No action	Passed in House, favorable Senate Education Health and Environmental Affairs Committee vote, No full Senate action

		available.			
HB1182	Business Improvement Districts	Allows a county or municipal corporation to create specified business improvement districts and special taxing to support the needs of the districts	Monitor	No action	Passed both houses
HB1435 SB1022	Baltimore City Charter - Community Benefits District - East Baltimore	Allows for the creation of a special taxing district to improve East Baltimore	Monitor	No action	Passed both houses