

February 20, 2024

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Delegate Mark Korman, Chairman
House Environment and Transportation Committee
251 Taylor House Office Building
6 Bladen Street
Annapolis, Maryland 21401

Re: House Bill 538 – Land Use – Affordable Housing – Zoning Density and Permitting (Housing Expansion and Affordability Act of 2024) - FAVORABLE WITH AMENDMENTS

Dear Chairman Korman:

On behalf of our client, Himmelrich Associates, Inc. (“Himmelrich”), I am writing to express our support for HB 538 with the amendments included below. Himmelrich is a Baltimore-based real estate firm focused on repurposing and readapting industrial and historic properties.

Himmelrich supports HB 538 with the following amendments:

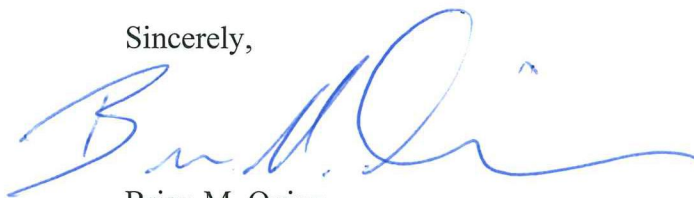
1. On page 4, in line 10, after “ARTICLE” insert “, UNLESS THE NEW MANUFACTURED HOMES ARE LOCATED ON LAND CURRENTLY OR PREVIOUSLY OWNED BY THE FEDERAL GOVERNMENT THAT IS OVER EIGHTY ACRES IN SIZE AND WAS THE SITE OF A MILITARY RESERVATION”.
2. On page 7, in line 6, after “(I)” insert “IS OR”; after “BY” insert “EITHER”; and after “STATE” insert “OR THE FEDERAL GOVERNMENT IF THE FEDERAL LAND IS OVER EIGHTY ACRES IN SIZE AND WAS THE SITE OF A FORMER MILITARY RESERVATION”.
3. On page 7, in line 27, after “USE,” insert “OR ON LAND THAT IS OR WAS OWNED BY THE FEDERAL GOVERNMENT, IS EIGHTY ACRES IN SIZE AND WAS THE SITE OF A FORMER MILITARY RESERVATION,”
4. On page 13, in line 7, after “ARTICLE” insert “; OR (III) WITH FEDERAL HISTORIC TAX CREDITS FOR RENOVATIONS”

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**COMPLYING WITH THE STANDARDS OF THE U.S. DEPARTMENT OF
THE INTERIOR**".

Thank you very much for your attention.

Sincerely,



Brian M. Quinn

cc: Member, House Environment and Transportation Committee