

(4) In Charles County, the Board of County Commissioners for use in the production of affordable housing for families of limited income as defined in Article 83B, § 2-302 of the Code or for use in connection with matters involving education, human services, housing, cultural, recreational, or community needs:

(i) May, by resolution, transfer with or without consideration real property within the County no longer needed for a public purpose to any private nonprofit corporation in the County or to the Housing Commission of Charles County provided that:

1. There is a public hearing at which the Commissioners solicit and receive comments concerning the transfer and consideration is given to, but not limited to:

- A. Unique characteristics of any structure on the property;
- B. Historical significance, if any;
- C. Compatibility of the proposed use with the neighborhood;

and

D. Financial aspects, including the ability of the proposed user to construct, renovate, maintain, and operate a facility on the property;

2. Notice of the hearing is advertised in at least 1 newspaper having general circulation in the County at least once each week for 2 consecutive weeks, the last of which advertisement may not appear later than 1 week prior to the hearing; and

3. An appraisal is made by the Commissioners of the property to be included in the notice of public hearing;

(ii) May negotiate with any governmental body or agency or private nonprofit corporation for the sale of any surplus school property, or donation of surplus school property in which the State does not have a financial interest, that is transferred to the County by the County School Board provided that:

1. There is a public hearing at which the Commissioners solicit and receive comments concerning the sale or donation and consideration is given to, but not limited to:

- A. Unique characteristics of any structure on the property;
- B. Historical significance, if any;
- C. Compatibility of the proposed use with the neighborhood;

and

D. Financial aspects, including the ability of the proposed user to construct, renovate, maintain, and operate a facility on the property;