

HOUSE BILL 69

C8, C9
HB 81/23 – ENT

(PRE-FILED)

4lr1295

By: **Delegate Amprey**

Requested: October 31, 2023

Introduced and read first time: January 10, 2024

Assigned to: Environment and Transportation

A BILL ENTITLED

1 AN ACT concerning

2 **Community Development Administration – Live Near Where You Teach**
3 **Program – Establishment**

4 FOR the purpose of authorizing the Community Development Administration in the
5 Department of Housing and Community Development to administer a home buyer
6 assistance program, a rental assistance program, and certain community
7 development projects that assist certain school staff members with the purchase or
8 rental of homes near where the school staff member is employed; and generally
9 relating to the Live Near Where You Teach program.

10 BY adding to
11 Article – Housing and Community Development
12 Section 4–215.2 and 4–217(f)
13 Annotated Code of Maryland
14 (2019 Replacement Volume and 2023 Supplement)

15 BY repealing and reenacting, without amendments,
16 Article – Housing and Community Development
17 Section 4–217(a) and (b)
18 Annotated Code of Maryland
19 (2019 Replacement Volume and 2023 Supplement)

20 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,
21 That the Laws of Maryland read as follows:

22 **Article – Housing and Community Development**

23 **4–215.2.**

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



(A) (1) IN THIS SECTION THE FOLLOWING WORDS HAVE THE MEANINGS INDICATED.

(2) "SCHOOL STAFF MEMBER" MEANS AN INDIVIDUAL WHO IS EMPLOYED ON A FULL-TIME BASIS AT AN ELEMENTARY OR SECONDARY SCHOOL IN THE STATE AS:

(I) A TEACHER;

(II) AN ADMINISTRATOR;

(III) A PARAPROFESSIONAL;

(IV) A SCHOOL PSYCHOLOGIST;

(V) A SCHOOL SECRETARY;

(VI) A GUIDANCE COUNSELOR; OR

(VII) ANY OTHER SCHOOL EMPLOYEE.

(3) "TEACHER" MEANS AN INDIVIDUAL WHO HAS A MARYLAND PROFESSIONAL TEACHER'S CERTIFICATE.

(B) (1) THE ADMINISTRATION MAY ADMINISTER A HOME BUYER ASSISTANCE PROGRAM THAT:

(I) ASSISTS SCHOOL STAFF MEMBERS TO RECEIVE LOW-INTEREST MORTGAGE LOANS, WITH DOWN PAYMENT AND CLOSING COST ASSISTANCE OPTIONS, FOR THE PURCHASE OF HOMES NEAR WHERE THE SCHOOL STAFF MEMBER IS EMPLOYED;

(II) COORDINATES WITH, AND MATCHES WHERE APPROPRIATE, SIMILAR PROGRAMS OFFERED BY PRIVATE EMPLOYERS AND COUNTY AND MUNICIPAL GOVERNMENTS TO MAXIMIZE THE TOTAL AMOUNT THAT SCHOOL STAFF MEMBERS CAN RECEIVE UNDER THE PROGRAM; AND

(III) UTILIZES AVAILABLE FUNDING SOURCES.

(2) THE ADMINISTRATION MAY ADMINISTER A RENTAL ASSISTANCE PROGRAM THAT OFFERS A NEWLY HIRED SCHOOL STAFF MEMBER \$1,000 PER MONTH IN HOUSING ASSISTANCE FOR THE FIRST 18 MONTHS OF FULL-TIME EMPLOYMENT IF THE SCHOOL STAFF MEMBER LIVES NEAR WHERE THE SCHOOL STAFF MEMBER IS EMPLOYED.

1 **(C) WITH REFERENCE TO A LOAN MADE UNDER THE HOME BUYER**
2 **ASSISTANCE PROGRAM UNDER SUBSECTION (B)(1) OF THIS SECTION, THE**
3 **ADMINISTRATION MAY:**

4 **(1) ALLOW HOME BUYERS TO UTILIZE THE LOANS FOR THE PURCHASE**
5 **OF NEWLY CONSTRUCTED OR EXISTING HOMES;**

6 **(2) REQUIRE A HOME PURCHASED UNDER THE PROGRAM TO BE**
7 **OCCUPIED BY THE HOME BUYER AS A PRINCIPAL RESIDENCE; AND**

8 **(3) UTILIZE AVAILABLE FUNDING SOURCES.**

9 **(D) TO QUALIFY FOR THE HOME BUYER ASSISTANCE PROGRAM UNDER**
10 **SUBSECTION (B) OF THIS SECTION, A SCHOOL STAFF MEMBER MUST HAVE BEEN**
11 **EMPLOYED AT AN ELEMENTARY OR SECONDARY SCHOOL IN THE STATE FOR AT**
12 **LEAST THE PRECEDING 18 MONTHS BEFORE APPLYING TO THE PROGRAM.**

13 **(E) THE ADMINISTRATION MAY FACILITATE THE MARKETING OF THE**
14 **PROGRAM WITH PRIVATE EMPLOYERS, COUNTY AND MUNICIPAL GOVERNMENTS,**
15 **AND, WHERE APPROPRIATE, OTHER UNITS OF STATE GOVERNMENT AND NONPROFIT**
16 **ORGANIZATIONS WITH EXISTING FUNDING FOR THE MARKETING OF CURRENT**
17 **PROGRAMS OF THE DEPARTMENT, IF AVAILABLE.**

18 **(F) THE ADMINISTRATION SHALL ADOPT REGULATIONS TO CARRY OUT**
19 **THIS SECTION.**

20 **(G) ON OR BEFORE DECEMBER 31 EACH YEAR, BEGINNING IN 2025, THE**
21 **DEPARTMENT SHALL REPORT TO THE GENERAL ASSEMBLY, IN ACCORDANCE WITH**
22 **§ 2-1257 OF THE STATE GOVERNMENT ARTICLE, ON THE PROGRAM.**

23 4-217.

24 (a) A project, undertaking, or a part of a project or undertaking, including the
25 real, personal, and mixed property involved, qualifies as a community development project
26 if it is planned, acquired, owned, developed, constructed, reconstructed, rehabilitated,
27 repaired, renovated, or improved to promote sound community development.

28 (b) A community development project shall provide for:

29 (1) new or existing housing:

30 (i) that is or will be occupied in substantial part by families of
31 limited income; or

(ii) at least 20% of which is or will be occupied by families of limited income, if the project is financed with bonds, notes, or other evidences of indebtedness issued by the Administration, the income from which being includable in the holder's gross income under the Internal Revenue Code as determined by the Administration at the time of issue;

(2) any improvements, such as streets, roads, sewer lines, and water lines that are needed to support the housing; and

(3) the public or private commercial, educational, cultural, recreational, community, or civic facilities that are needed to support the housing.

(F) (1) (I) IN THIS SUBSECTION THE FOLLOWING WORDS HAVE THE MEANINGS INDICATED.

(II) "SCHOOL STAFF MEMBER" MEANS AN INDIVIDUAL WHO IS EMPLOYED ON A FULL-TIME BASIS AT AN ELEMENTARY OR SECONDARY SCHOOL IN THE STATE AS:

- 1. A TEACHER;**
- 2. AN ADMINISTRATOR;**
- 3. A PARAPROFESSIONAL;**
- 4. A SCHOOL PSYCHOLOGIST;**
- 5. A SCHOOL SECRETARY;**
- 6. A GUIDANCE COUNSELOR; OR**
- 7. ANY OTHER SCHOOL EMPLOYEE.**

(III) "TEACHER" MEANS AN INDIVIDUAL WHO HAS A MARYLAND PROFESSIONAL TEACHER'S CERTIFICATE.

(2) THE ADMINISTRATION MAY ADMINISTER COMMUNITY DEVELOPMENT PROJECTS THAT:

(I) ARE IN SUSTAINABLE COMMUNITIES APPROVED UNDER § 6-305 OF THIS ARTICLE; AND

(II) PROVIDE SCHOOL STAFF MEMBERS WITH FINANCIAL ASSISTANCE IN THE FORM OF GRANTS TO BUY OR RENT HOMES NEAR WHERE THE

1 SCHOOL STAFF MEMBER IS EMPLOYED.

2 (3) A COMMUNITY DEVELOPMENT PROJECT ADMINISTERED UNDER
3 THIS SUBSECTION IS NOT SUBJECT TO THE PROVISIONS OF SUBSECTION (B)(1) OF
4 THIS SECTION THAT REQUIRE PART OF THE HOUSING TO BE OCCUPIED BY FAMILIES
5 OF LIMITED INCOME.

6 (4) THE COMMUNITY DEVELOPMENT PROJECTS ADMINISTERED
7 UNDER THIS SUBSECTION SHALL BE KNOWN AS THE LIVE NEAR WHERE YOU TEACH
8 PROGRAM.

9 (5) THE ADMINISTRATION SHALL ADOPT REGULATIONS TO
10 IMPLEMENT THE LIVE NEAR WHERE YOU TEACH PROGRAM ESTABLISHED UNDER
11 THIS SUBSECTION.

12 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
13 October 1, 2024. It shall remain effective for a period of 3 years and, at the end of September
14 30, 2027, this Act, with no further action required by the General Assembly, shall be
15 abrogated and of no further force and effect.