

HOUSE BILL 81

C8, C9
HB 81/22 – ENT

(PRE-FILED)

3lr0797

By: **Delegate Amprey**

Requested: November 15, 2022

Introduced and read first time: January 11, 2023

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 and certain community development projects that assist certain
7 school staff members with the purchase of homes near where the school staff member
8 is employed; and generally relating to the Live Near Where You Teach program.

9 BY adding to

10 Article – Housing and Community Development
11 Section 4–215.2 and 4–217(f)
12 Annotated Code of Maryland
13 (2019 Replacement Volume and 2022 Supplement)

14 BY repealing and reenacting, without amendments,

15 Article – Housing and Community Development
16 Section 4–217(a) and (b)
17 Annotated Code of Maryland
18 (2019 Replacement Volume and 2022 Supplement)

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

21 **Article – Housing and Community Development**

22 **4–215.2.**

23 **(A) (1) IN THIS SECTION THE FOLLOWING WORDS HAVE THE MEANINGS**

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 INDICATED.

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

5 (I) A TEACHER;

6 (II) AN ADMINISTRATOR;

7 (III) A PARAPROFESSIONAL;

8 (IV) A SCHOOL PSYCHOLOGIST;

9 (V) A SCHOOL SECRETARY;

10 (VI) A GUIDANCE COUNSELOR; OR

11 (VII) ANY OTHER SCHOOL EMPLOYEE.

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

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

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

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

24 (3) UTILIZES AVAILABLE FUNDING SOURCES.

25 (C) WITH REFERENCE TO LOANS UNDER THE PROGRAM, THE
26 ADMINISTRATION MAY:

27 (1) ALLOW HOME BUYERS TO UTILIZE THE LOANS FOR THE PURCHASE
28 OF NEWLY CONSTRUCTED OR EXISTING HOMES;

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

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

4 **(D) THE ADMINISTRATION MAY FACILITATE THE MARKETING OF THE**
5 **PROGRAM WITH PRIVATE EMPLOYERS, COUNTY AND MUNICIPAL GOVERNMENTS,**
6 **AND, WHERE APPROPRIATE, OTHER UNITS OF STATE GOVERNMENT AND NONPROFIT**
7 **ORGANIZATIONS WITH EXISTING FUNDING FOR THE MARKETING OF CURRENT**
8 **PROGRAMS OF THE DEPARTMENT, IF AVAILABLE.**

9 **(E) TO QUALIFY FOR THE PROGRAM, A SCHOOL STAFF MEMBER MUST HAVE**
10 **BEEN EMPLOYED AT AN ELEMENTARY OR SECONDARY SCHOOL IN THE STATE FOR**
11 **AT LEAST THE PRECEDING 18 MONTHS BEFORE APPLYING TO THE PROGRAM.**

12 **(F) THE ADMINISTRATION SHALL ADOPT REGULATIONS TO CARRY OUT**
13 **THIS SECTION.**

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

17 4-217.

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

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

23 (1) new or existing housing:

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

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

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

33 (3) the public or private commercial, educational, cultural, recreational,

1 community, or civic facilities that are needed to support the housing.

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

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

- 7 1. A TEACHER;
- 8 2. AN ADMINISTRATOR;
- 9 3. A PARAPROFESSIONAL;
- 10 4. A SCHOOL PSYCHOLOGIST;
- 11 5. A SCHOOL SECRETARY;
- 12 6. A GUIDANCE COUNSELOR; OR
- 13 7. ANY OTHER SCHOOL EMPLOYEE.

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

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

18 (I) ARE IN SUSTAINABLE COMMUNITIES APPROVED UNDER §
19 6-305 OF THIS ARTICLE; AND

20 (II) PROVIDE SCHOOL STAFF MEMBERS WITH FINANCIAL
21 ASSISTANCE IN THE FORM OF GRANTS TO BUY HOMES NEAR WHERE THE SCHOOL
22 STAFF MEMBER IS EMPLOYED.

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

27 (4) THE COMMUNITY DEVELOPMENT PROJECTS ADMINISTERED
28 UNDER THIS SUBSECTION SHALL BE KNOWN AS THE LIVE NEAR WHERE YOU TEACH
29 PROGRAM.

1 **(5) TO QUALIFY FOR A COMMUNITY DEVELOPMENT PROJECT**
2 **DEVELOPED UNDER THIS SECTION, A SCHOOL STAFF MEMBER MUST HAVE BEEN**
3 **EMPLOYED AT AN ELEMENTARY OR SECONDARY SCHOOL IN THE STATE FOR AT**
4 **LEAST THE PRECEDING 18 MONTHS BEFORE APPLYING TO THE HOME BUYER**
5 **ASSISTANCE PROGRAM.**

6 **(6) THE ADMINISTRATION SHALL ADOPT REGULATIONS TO**
7 **IMPLEMENT THE LIVE NEAR WHERE YOU TEACH PROGRAM ESTABLISHED UNDER**
8 **THIS SUBSECTION.**

9 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
10 October 1, 2023. It shall remain effective for a period of 3 years and, at the end of September
11 30, 2026, this Act, with no further action required by the General Assembly, shall be
12 abrogated and of no further force and effect.