

SENATE BILL 206

Unofficial Copy
C8

2000 Regular Session
(01r0172)

ENROLLED BILL

-- Economic and Environmental Affairs/Economic Matters --

Introduced by **The President (Administration) and Senators Hoffman, Blount,
Collins, McFadden, Middleton, Hollinger, Pinsky, Conway, Kelley,
Green, and Jimeno**

Read and Examined by Proofreaders:

Proofreader.

Proofreader.

Sealed with the Great Seal and presented to the Governor, for his approval this
____ day of _____ at _____ o'clock, ____ M.

President.

CHAPTER 491

1 AN ACT concerning

2 **Homeownership Opportunities for Teachers**

3 FOR the purpose of ~~clarifying that teachers are to be included in the efforts of the~~
4 ~~Department of Housing and Community Development to promote~~
5 ~~homeownership opportunities; *declaring the intent of the General Assembly that*~~
6 ~~*the Department of Housing and Community Development develop a program to*~~
7 ~~*promote homeownership opportunities for teachers in consultation with the State*~~
8 ~~*Board of Education and local boards of education; providing for the effective*~~
9 ~~*date of this Act;*~~ and generally relating to the ~~Community Development~~
10 ~~Administration and the Department of Housing and Community Development~~
11 ~~*development of a program to promote homeownership opportunities for teachers.*~~

12 BY repealing and reenacting, with amendments,
13 Article 83B - Department of Housing and Community Development
14 Section 2-201(a)

1 Annotated Code of Maryland
2 (1998 Replacement Volume and 1999 Supplement)

3 Preamble

4 WHEREAS, It is the intent of the General Assembly that increasing student
5 enrollment and the projected number of teachers retiring will require an increase in
6 the number of teachers needed in the State's schools; and

7 WHEREAS, It is the intent of the General Assembly that encouraging initiatives
8 to provide affordable housing for teachers as part of the State's efforts to recruit and
9 retain qualified teachers will help meet the State's critical need for teachers in certain
10 areas; and

11 WHEREAS, It is the intent of the General Assembly to encourage
12 homeownership opportunities for teachers in priority funding areas that meet the
13 requirements of Title 5, Subtitle 7B of the State Finance and Procurement Article of
14 the Code; and

15 WHEREAS, It is the intent of the General Assembly that by enactment of this
16 legislation, the Department is encouraged to assist in a comprehensive effort to
17 improve homeownership opportunities for teachers, in furtherance of and without
18 limiting the authority of the Department under existing law; now, therefore,

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

21 **Article 83B - Department of Housing and Community Development**

22 2-201.

23 (a) It is found and declared that in this era of rapid population growth and
24 expansion and of increasing urbanization, there is a need, in many areas of the State,
25 to promote sound community development.

26 It is further found and declared that the counties and municipalities of the State
27 do not have adequate resources to, and the ordinary operations of private enterprise
28 cannot without State assistance, deal effectively with all of the problems of sound
29 community development.

30 It is further found that a need exists to coordinate and concentrate federal,
31 State, regional and local public and private community development efforts and
32 resources.

33 It is further found and declared that there is a shortage of adequate, safe, and
34 sanitary housing for families of limited income particularly; and that by increasing
35 the housing supply for families of limited incomes this shortage will be alleviated and
36 sound community development promoted.

1 It is further found and declared that the increase of opportunities for
 2 homeownership is desirable and promotes sound community development;
 3 ~~INCLUDING BUT NOT LIMITED TO HOMEOWNERSHIP OPPORTUNITIES IN PRIORITY~~
 4 ~~FUNDING AREAS TO ATTRACT AND RETAIN TEACHERS.~~

5 ~~IT IS FURTHER FOUND AND DECLARED THAT, TO ATTRACT AND RETAIN~~
 6 ~~TEACHERS IN MARYLAND, THERE IS A NEED TO INCREASE HOMEOWNERSHIP~~
 7 ~~OPPORTUNITIES IN PRIORITY FUNDING AREAS, AS DEFINED IN §§ 5-7B-02 AND~~
 8 ~~5-7B-03 OF THE STATE FINANCE AND PROCUREMENT ARTICLE, BY MAKING OR~~
 9 ~~PURCHASING MORTGAGE LOANS FOR TEACHERS AT FAVORABLE INTEREST RATES~~
 10 ~~CONDITIONED ON AN AGREEMENT BY THE TEACHER TO COMMIT TO TEACH IN~~
 11 ~~PUBLIC SCHOOLS OF THE STATE FOR A PERIOD OF TIME BY DEVELOPING A~~
 12 ~~PROGRAM:~~

13 (1) THAT REQUIRES AUTHORIZES THE DEPARTMENT TO DEDICATE UP
 14 TO \$25 MILLION OVER 5 YEARS TO PROVIDE MORTGAGE LOANS TO TEACHERS AT
 15 INTEREST RATES BELOW THE PREVAILING RATE OF INTEREST FOR SIMILAR
 16 PROGRAMS, CONDITIONED UPON AN AGREEMENT BY THE TEACHER TO TEACH IN
 17 MARYLAND FOR A MINIMUM OF 3 YEARS, ASSUMING WORK IS AVAILABLE FOR THE
 18 TEACHER:

19 (2) THAT IS USED TO PURCHASE PROPERTY LOCATED IN A PRIORITY
 20 FUNDING AREA AS DEFINED IN §§ 5-7B-02 AND 5-7B-03 OF THE STATE FINANCE AND
 21 PROCUREMENT ARTICLE;

22 (3) THAT IS AVAILABLE TO FIRST-TIME HOME BUYERS; AND

23 (4) IN CONSULTATION WITH:

24 (I) THE STATE DEPARTMENT OF EDUCATION TO ASSURE THAT
 25 THE PROGRAM IS CONSISTENT WITH THE STATE'S STRATEGY TO ATTRACT AND
 26 RETAIN TEACHERS; AND

27 (II) THE LOCAL BOARDS OF EDUCATION, TO ASSURE THAT THE
 28 PROGRAM IS PROPERLY MARKETED.

29 It is further found and declared that the reduction of the consumption of energy
 30 and the increase in the utilization of solar energy by the provision of financial
 31 assistance to encourage energy conservation and solar energy improvements to
 32 housing and buildings used for commercial purposes promotes sound community
 33 development and is otherwise in the public interest.

34 It is further found and declared that the public infrastructure maintained by
 35 local government, which includes streets, sidewalks, curbs, sewer and water systems,
 36 bridges, and public buildings, is in need of rehabilitation and construction, that the
 37 resources necessary for financing infrastructure projects have become scarcer in
 38 recent years, and that providing an additional, accessible, and uncomplicated
 39 mechanism for financing infrastructure needs promotes sound community
 40 development, is vital to a strong economy, improves the quality of the environment,
 41 and otherwise promotes the health, safety, and welfare of the citizens of the State.

1 It is further found and declared that to promote sound community development
2 is a proper public purpose and State use for which public money may be expended and
3 property may be acquired, and that the functions and responsibilities of the
4 Community Development Administration as hereinafter set forth are necessary and
5 proper for the purpose of achieving the ends here recited.

6 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take
7 effect ~~October~~ June 1, 2000.