

# HOUSE BILL 878

L2

2lr0551

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By: **Howard County Delegation**

Introduced and read first time: February 7, 2022

Assigned to: Environment and Transportation

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Committee Report: Favorable

House action: Adopted

Read second time: March 13, 2022

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## CHAPTER \_\_\_\_\_

1 AN ACT concerning

2 **Howard County – Department of Housing and Community Development –**  
3 **Housing Opportunities Trust Fund**

4 **Ho. Co. 05–22**

5 FOR the purpose of establishing the Housing Opportunities Trust Fund as a nonreverting  
6 special fund to be used to promote equitable access to affordable housing for  
7 households of limited income in Howard County; requiring the Department of  
8 Housing and Community Development for Howard County to report on the activity  
9 of the Fund during the prior fiscal year on or before a certain date each year; and  
10 generally relating to funding for affordable housing in Howard County.

11 BY adding to

12 The Public Local Laws of Howard County

13 Section 13.1600 to be under the new subtitle “Subtitle 16. Housing Opportunities  
14 Trust Fund Authorization”

15 Article 14 – Public Local Laws of Maryland

16 (1995 Edition and August 2008 Supplement, as amended)

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

19 **Article 14 – Howard County**

20 **SUBTITLE 16. HOUSING OPPORTUNITIES TRUST FUND AUTHORIZATION.**

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

Underlining indicates amendments to bill.

~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from the law by amendment.



1 **13.1600.**

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

4 (2) "FUND" MEANS THE HOUSING OPPORTUNITIES TRUST FUND.

5 (3) "HOUSEHOLD OF LIMITED INCOME" MEANS A HOUSEHOLD WITH  
6 AN ANNUAL INCOME OF NOT MORE THAN 80% OF THE MEDIAN INCOME FOR HOWARD  
7 COUNTY.

8 (B) THERE IS ESTABLISHED A NONREVERTING SPECIAL REVENUE FUND  
9 KNOWN AS THE HOUSING OPPORTUNITIES TRUST FUND.

10 (C) (1) THE FUND CONSISTS OF:

11 (I) MONEY APPROPRIATED UNDER THE COUNTY'S BUDGETARY  
12 PROCESS;

13 (II) ANY GIFT OR GRANT OF MONEY MADE TO THE FUND;

14 (III) PAYMENTS MADE ON LOANS FROM THE FUND; AND

15 (IV) EARNINGS OF THE FUND.

16 (2) MONEY OF THE FUND MAY BE INVESTED CONSISTENT WITH THE  
17 INVESTMENT POLICY OF HOWARD COUNTY.

18 (D) (1) THE FUND SHALL BE USED TO PROMOTE EQUITABLE ACCESS TO  
19 AFFORDABLE HOUSING FOR HOUSEHOLDS OF LIMITED INCOME IN HOWARD  
20 COUNTY.

21 (2) AUTHORIZED USES OF THE FUND INCLUDE:

22 (I) PROVIDING ASSISTANCE TO RENTERS AND FIRST-TIME  
23 HOME BUYERS;

24 (II) DEVELOPING, PRESERVING, REHABILITATING, AND  
25 IMPROVING AFFORDABLE HOUSING, INCLUDING AFFORDABLE RENTAL HOUSING;  
26 AND

27 (III) INCREASING, BY ANY OTHER MEANS, THE AFFORDABILITY

1 OR ACCESSIBILITY OF HOUSING FOR HOUSEHOLDS OF LIMITED INCOME IN HOWARD  
2 COUNTY.

3 (E) (1) SUBJECT TO PARAGRAPH (2) OF THIS SUBSECTION, THE  
4 DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT IS AUTHORIZED TO  
5 ADMINISTER THE FUND FOR THE PURPOSE ESTABLISHED IN SUBSECTION (D) OF  
6 THIS SECTION BY ISSUING LOANS, GRANTS, GUARANTEES, OR DIRECT FINANCIAL  
7 ASSISTANCE TO INDIVIDUALS, NONPROFIT ORGANIZATIONS, OR DEVELOPERS OF  
8 AFFORDABLE HOUSING.

9 (2) (I) A MINIMUM OF 50% OF THE EXPENDITURES FROM THE  
10 FUND IN A FISCAL YEAR SHALL BENEFIT HOUSEHOLDS WITH AN ANNUAL INCOME OF  
11 NOT MORE THAN 50% OF THE MEDIAN INCOME FOR HOWARD COUNTY.

12 (II) A MINIMUM OF 40% OF THE EXPENDITURES IDENTIFIED IN  
13 SUBPARAGRAPH (I) OF THIS PARAGRAPH SHALL BENEFIT HOUSEHOLDS WITH AN  
14 ANNUAL INCOME OF NOT MORE THAN 30% OF THE MEDIAN INCOME FOR HOWARD  
15 COUNTY.

16 (F) ON OR BEFORE DECEMBER 1, 2023, AND EACH DECEMBER 1  
17 THEREAFTER, THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
18 SHALL PREPARE AND SUBMIT AN ANNUAL REPORT TO THE COUNTY COUNCIL, THE  
19 COUNTY EXECUTIVE, AND, IN ACCORDANCE WITH § 2-1257 OF THE STATE  
20 GOVERNMENT ARTICLE OF THE ANNOTATED CODE OF MARYLAND, THE HOWARD  
21 COUNTY DELEGATION TO THE GENERAL ASSEMBLY ON THE ACTIVITY OF THE FUND  
22 DURING THE PRIOR FISCAL YEAR.

23 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect July  
24 1, 2022.

Approved:

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Governor.

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Speaker of the House of Delegates.

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President of the Senate.