

Department of Legislative Services
Maryland General Assembly
2024 Session

FISCAL AND POLICY NOTE
First Reader

House Bill 535 (Delegate Vogel, *et al.*)
Environment and Transportation and
Ways and Means

Maryland Task Force on Educator Housing

This bill establishes the Maryland Task Force on Educator Housing, staffed by the Department of Housing and Community Development (DHCD). The task force must (1) evaluate and make recommendations on options for addressing the lack of access to attainable housing, including housing rentals and homeownership, for educators in the State and (2) evaluate the correlation between the lack of access to attainable housing and educator shortages in the State. Task force members may not receive compensation but are entitled to reimbursement for expenses. By December 1, 2025, the task force must report its findings and recommendations to the Governor and the General Assembly. **The bill takes effect July 1, 2024, and terminates June 30, 2026.**

Fiscal Summary

State Effect: Any expense reimbursements for task force members and staffing costs for DHCD are assumed to be minimal and absorbable within existing budgeted resources. Revenues are not affected.

Local Effect: The bill does not materially affect local finances or operations.

Small Business Effect: None.

Analysis

Current Law: DHCD administers several programs to assist homebuyers and homeowners in finding and maintaining affordable housing. For homebuyers, DHCD offers mortgages and down payment assistance, and for homeowners, DHCD provides

loans and grants for home repairs and energy efficiency improvements as well as resources for those at risk of foreclosure. DHCD also administers programs to assist renters in finding and maintaining affordable and livable housing. For example, DHCD provides an online apartment locator highlighting affordable units and access to programs for monthly rental subsidies. Two examples of the programs administered by DHCD are discussed below.

Maryland Mortgage Program

The Maryland Mortgage Program (MMP), administered by the Community Development Administration within DHCD, provides below-market, fixed-rate mortgages through private lending institutions to low- and moderate-income households. The program is financed through the sale of mortgage revenue bonds, targeted to first-time homebuyers, and includes eligibility limits on both household income and the cost of the home. MMP has annual income requirements limiting who can apply for a loan through the program. Income requirements vary by location and whether the home is in a “targeted area.”

House Keys 4 Employees

House Keys 4 Employees, a program within MMP, offers qualified homebuyers up to \$9,500 in additional down payment and closing cost assistance in the form of a no-interest deferred loan. To qualify for the program, homebuyers must be employed by a participating program partner and meet specified criteria established by the partner. DHCD advises that the following local school systems participate in the program: Baltimore City and Calvert, Charles, and Montgomery counties.

Additional Information

Recent Prior Introductions: Similar legislation has not been introduced within the last three years.

Designated Cross File: None.

Information Source(s): Department of Housing and Community Development; Department of Legislative Services

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km/mcr

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