
By: **Chairman, Economic Matters Committee (Departmental - Housing and
Community Development)**

Introduced and read first time: January 22, 2001

Assigned to: Economic Matters

A BILL ENTITLED

1 AN ACT concerning

2 **Department of Housing and Community Development - Financing for**
3 **Demolition and Lot Consolidation**

4 FOR the purpose of authorizing the Department of Housing and Community
5 Development to include costs associated with certain demolitions and lot
6 consolidations as part of the financing offered on certain residential
7 development; defining certain terms; and generally relating to the Community
8 Development Administration, Rental Housing Production Program, Maryland
9 Home Financing Program, and the Department of Housing and Community
10 Development.

11 BY renumbering

12 Article 83B - Department of Housing and Community Development
13 Section 2-501(g) through (o), respectively, and 2-601(e) through (j), respectively
14 to be Section 2-501(h) through (p), respectively, and 2-601(f) through (k),
15 respectively
16 Annotated Code of Maryland
17 (1998 Replacement Volume and 2000 Supplement)

18 BY repealing and reenacting, without amendments,

19 Article 83B - Department of Housing and Community Development
20 Section 2-501(a) and the subtitle "Subtitle 5. Rental Housing Production
21 Program"; and 2-601(a) and the subtitle "Subtitle 6. Maryland Home
22 Financing Program"
23 Annotated Code of Maryland
24 (1998 Replacement Volume and 2000 Supplement)

25 BY adding to

26 Article 83B - Department of Housing and Community Development
27 Section 2-501(g) and 2-601(e)
28 Annotated Code of Maryland
29 (1998 Replacement Volume and 2000 Supplement)

1 BY repealing and reenacting, with amendments,
2 Article 83B - Department of Housing and Community Development
3 Section 2-501(b), 2-503, 2-602, 2-604, and 2-609
4 Annotated Code of Maryland
5 (1998 Replacement Volume and 2000 Supplement)

6 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF
7 MARYLAND, That Section(s) 2-501(g) through (o), respectively, and 2-601(e) through
8 (j), respectively, of Article 83B - Department of Housing and Community
9 Development of the Annotated Code of Maryland be renumbered to be Section(s)
10 2-501(h) through (p), respectively, and 2-601(f) through (k), respectively.

11 SECTION 2. AND BE IT FURTHER ENACTED, That the Laws of Maryland
12 read as follows:

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

14 Subtitle 5. Rental Housing Production Program.

15 2-501.

16 (a) In this subtitle the following words have the meanings indicated.

17 (b) "Development costs" means the costs incurred for the construction or
18 rehabilitation of a rental housing production project including the costs of:

- 19 (1) Necessary studies, surveys, plans, and specifications;
- 20 (2) Architectural, engineering, or other special services;
- 21 (3) Acquisition of land and improvements;
- 22 (4) Site preparation and development;
- 23 (5) Construction, reconstruction, rehabilitation, ANCILLARY
24 DEMOLITION, LOT CONSOLIDATION, and improvement;
- 25 (6) Acquisition of necessary machinery, equipment, and furnishings;
- 26 (7) Initial occupancy expenses of the project;
- 27 (8) Indemnity and surety bonds and premiums on insurance; and
- 28 (9) Other fees and relocation expenses.

29 (G) "LOT CONSOLIDATION" MEANS ACQUISITION OF REAL PROPERTY
30 ADJACENT TO AND IN CONNECTION WITH A PROJECT FINANCED BY THE PROGRAM
31 FOR THE PURPOSE OF INCLUDING THE REAL PROPERTY AS PART OF THE PROJECT.

1 2-503.

2 The purposes of the Program are to:

3 (1) Increase the supply of decent, safe, and sanitary rental housing for
4 occupancy by families of lower income;

5 (2) Provide financial assistance for the costs of acquiring, constructing,
6 or rehabilitating rental housing, INCLUDING DEMOLITION AND LOT CONSOLIDATION,
7 so that it is affordable by families of lower income;

8 (3) Stimulate the participation of political subdivisions in providing
9 assistance for the production of affordable rental housing for families of lower income;
10 and

11 (4) Revitalize designated neighborhoods through office space conversion.

12 Subtitle 6. Maryland Home Financing Program.

13 2-601.

14 (a) In this subtitle the following words have the meanings indicated.

15 (E) "LOT CONSOLIDATION" MEANS ACQUISITION OF REAL PROPERTY
16 ADJACENT TO AND IN CONNECTION WITH A RESIDENCE FINANCED BY THE
17 PROGRAM FOR THE PURPOSE OF INCLUDING THE REAL PROPERTY AS PART OF THE
18 RESIDENCE.

19 2-602.

20 The purposes of the Program are to make, purchase, and participate in making:

21 (1) Preferred interest rate loans for the purchase, purchase and
22 rehabilitation, PURCHASE AND REHABILITATION TOGETHER WITH DEMOLITION OR
23 LOT CONSOLIDATION, or refinancing of a primary residence by:

24 (i) Households of limited income who will occupy a single-unit
25 primary residence; or

26 (ii) Owner-occupants of residential buildings with no more than 4
27 units, where all units other than the owner's will be occupied by households of limited
28 income;

29 (2) Short-term construction loans to developers for the construction or
30 rehabilitation of residential units affordable to households of limited income;

31 (3) Short-term loans to nonprofit sponsors, as defined in regulations
32 adopted by the Department, for the acquisition and construction, ACQUISITION AND
33 REHABILITATION TOGETHER WITH DEMOLITION OR LOT CONSOLIDATION, or

1 acquisition and rehabilitation, of residential units affordable for households of limited
2 income to buy under a purchase or lease-purchase contract;

3 (4) Emergency assistance loans to households of limited income who,
4 because of unemployment or other extraordinary hardship, are unable to make
5 current mortgage payments on their homes and are likely to have to forfeit the title to
6 their home; and

7 (5) Reverse equity loans to elderly households of limited income for
8 housing related expenses and personal expenses which enable the owner to continue
9 to occupy the owner's home.

10 2-604.

11 (a) The Department shall:

12 (1) Manage and supervise the Program;

13 (2) Carry out the Program in a manner that:

14 (i) Serves all of the areas of the State; and

15 (ii) Avoids creating or aggravating low income concentrations that
16 adversely affect communities;

17 (3) Adopt policies to insure that all loans made under the Program are
18 made only to:

19 (i) Households that:

20 1. Have adjusted annual incomes at the time the loan is
21 made within the applicable upper limits determined by the Secretary in accordance
22 with paragraph (5) of this subsection; and

23 2. Cannot qualify for conventional or other available
24 departmental financing to enable the owner to continue to occupy the home, or for the
25 purchase, purchase and rehabilitation, PURCHASE AND REHABILITATION TOGETHER
26 WITH DEMOLITION OR LOT CONSOLIDATION, or refinancing of a home;

27 (ii) Developers who the Department reasonably anticipates can
28 build or rehabilitate housing affordable to households of limited income; or

29 (iii) Owner-occupants of residential buildings with no more than 4
30 units who agree to rent to households of limited income;

31 (4) Periodically set interest rates which may be as low as 0.0 percent or
32 as high as is reasonable depending upon the incomes of the proposed occupants and
33 terms appropriate for each type of loan described in § 2-602 of this subtitle, taking
34 into account rates available in the conventional private housing market and the
35 adjusted annual income and assets of borrowers to be served by each type of loan to be
36 made by the Program;

- 1 (5) Periodically set upper limits on adjusted annual income:
- 2 (i) Taking into consideration factors including:
- 3 1. The amount of the total income of each individual
4 expected to reside in a home;
- 5 2. The size of the household;
- 6 3. The cost of available housing facilities;
- 7 4. The ability of such individuals to compete successfully in
8 the conventional private housing market; and
- 9 5. Pertinent standards and definitions established for
10 federal housing programs;
- 11 (ii) Which limits may differ for different types of housing, types of
12 financing offered by the Program, and regions of the State; and
- 13 (iii) Within such upper limits, lower income limit ranges and lower
14 interest rates may be established for loans to households with adjusted annual
15 incomes in lower ranges;
- 16 (6) Use federal or State programs that complement or facilitate carrying
17 out the Program; and
- 18 (7) Adopt rules and regulations to carry out the Program in conformance
19 with statutory requirements.
- 20 (b) Except for loans made under § 2-602(4) of this subtitle, the upper limits on
21 adjusted annual income established under subsection (a) of this section may not
22 exceed, but may be less than, the median annual family income.
- 23 2-609.
- 24 (a) For short-term construction loans under § 2-602(2) of this subtitle, a
25 developer or nonprofit sponsor shall:
- 26 (1) Provide construction costs, marketing data, and such other
27 information as may be required by the Department; and
- 28 (2) Have a commitment from the Department under § 2-611(j) of this
29 subtitle for permanent financing for the sale of the residences to be built or
30 rehabilitated with the short-term construction loan.
- 31 (b) For short-term loans under § 2-602(3) of this subtitle, a nonprofit sponsor
32 shall:
- 33 (1) Provide [acquisition and construction or rehabilitation costs] COSTS
34 FOR ACQUISITION, CONSTRUCTION, REHABILITATION, DEMOLITION, OR LOT

1 CONSOLIDATION, marketing data, and such other information as may be required by
2 the Department; and

3 (2) (i) Have a commitment from the Department for permanent
4 financing for sale of the residences acquired and constructed or rehabilitated with the
5 short-term loan; or

6 (ii) Have approval from the Department to rent the residence
7 subject to a lease purchase agreement acceptable to the Department.

8 SECTION 3. AND BE IT FURTHER ENACTED, That this Act shall take
9 effect October 1, 2001.