
By: **Delegates Krysiak, Hammen, McHale, Nathan-Pulliam, Pendergrass,
Harrison, and Dypski**

Introduced and read first time: February 9, 2001

Assigned to: Economic Matters

A BILL ENTITLED

1 AN ACT concerning

2 **Homeownership Opportunities for Nurses**

3 FOR the purpose of declaring the intent of the General Assembly that the
4 Department of Housing and Community Development develop a program to
5 promote homeownership opportunities for certain nurses in consultation with
6 the State Board of Nursing and relevant professional nursing associations in the
7 State; and generally relating to the development of a program to promote
8 homeownership opportunities for nurses.

9 BY repealing and reenacting, with amendments,
10 Article 83B - Department of Housing and Community Development
11 Section 2-201(a)
12 Annotated Code of Maryland
13 (1998 Replacement Volume and 2000 Supplement)

14 Preamble

15 WHEREAS, It is the intent of the General Assembly that the current shortage in
16 nurses, expected to worsen because of the declines in nursing school enrollments and
17 the significant number of nurses expected to retire over the next decade, will require
18 an increase in the number of nurses necessary to provide direct patient care; and

19 WHEREAS, It is the intent of the General Assembly that encouraging initiatives
20 to provide affordable housing for nurses as part of the State's efforts to recruit and
21 retain qualified nurses will help meet the State's critical need for nurses in certain
22 areas; and

23 WHEREAS, It is the intent of the General Assembly to encourage
24 homeownership opportunities for nurses in priority funding areas that meet the
25 requirements of Title 5, Subtitle 7B of the State Finance and Procurement Article of
26 the Code; and

27 WHEREAS, It is the intent of the General Assembly that by enactment of this
28 Act, the Department of Housing and Community Development is encouraged to assist

1 in a comprehensive effort to improve homeownership opportunities for teachers, in
2 furtherance of and without limiting the authority of the Department under existing
3 law; now, therefore,

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

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

7 2-201.

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

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

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

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

22 It is further found and declared that the increase of opportunities for
23 homeownership is desirable and promotes sound community development.

24 It is further found and declared that, to attract and retain teachers in Maryland,
25 there is a need to increase homeownership opportunities by developing a program:

26 (1) That authorizes the Department to dedicate up to \$25 million over 5
27 years to provide mortgage loans to teachers at interest rates below the prevailing rate
28 of interest for similar programs, conditioned upon an agreement by the teacher to
29 teach in Maryland for a minimum of 3 years, assuming work is available for the
30 teacher;

31 (2) That is used to purchase property located in a priority funding area
32 as defined in §§ 5-7B-02 and 5-7B-03 of the State Finance and Procurement Article;

33 (3) That is available to first-time home buyers; and

34 (4) In consultation with:

35 (i) The State Department of Education to assure that the program
36 is consistent with the State's strategy to attract and retain teachers; and

1 (ii) The local boards of education, to assure that the program is
2 properly marketed.

3 IT IS FURTHER FOUND AND DECLARED THAT, TO ATTRACT AND RETAIN NURSES
4 IN MARYLAND, THERE IS A NEED TO INCREASE HOMEOWNERSHIP OPPORTUNITIES
5 BY DEVELOPING A PROGRAM:

6 (1) THAT AUTHORIZES THE DEPARTMENT TO DEDICATE UP TO \$25
7 MILLION OVER 5 YEARS TO PROVIDE MORTGAGE LOANS AT INTEREST RATES BELOW
8 THE PREVAILING RATE OF INTEREST FOR SIMILAR PROGRAMS TO A NURSE WHO:

9 (I) IS LICENSED UNDER § 8-101 OF THE HEALTH OCCUPATIONS
10 ARTICLE;

11 (II) IS EMPLOYED BY A HOSPITAL; AND

12 (III) AGREES TO CONTINUE PRACTICING AS A LICENSED NURSE AT A
13 HOSPITAL IN MARYLAND FOR A MINIMUM OF 3 YEARS, ASSUMING WORK IS
14 AVAILABLE FOR THE NURSE;

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

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

19 (4) THAT IS DEVELOPED IN CONSULTATION WITH:

20 (I) THE STATE BOARD OF NURSING TO ENSURE THAT THE
21 PROGRAM IS CONSISTENT WITH THE STATE'S STRATEGY TO ATTRACT AND RETAIN
22 NURSES; AND

23 (II) RELEVANT PROFESSIONAL NURSING ASSOCIATIONS IN THE
24 STATE, TO ENSURE THAT THE PROGRAM IS PROPERLY MARKETED.

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

30 It is further found and declared that the public infrastructure maintained by
31 local government, which includes streets, sidewalks, curbs, sewer and water systems,
32 bridges, and public buildings, is in need of rehabilitation and construction, that the
33 resources necessary for financing infrastructure projects have become scarcer in
34 recent years, and that providing an additional, accessible, and uncomplicated
35 mechanism for financing infrastructure needs promotes sound community
36 development, is vital to a strong economy, improves the quality of the environment,
37 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 effect
7 October 1, 2001.