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2004 Regular Session 4lr0161

By: Chairman, Environmental Matters Committee (By Request -Departmental - Housing and Community Development) Introduced and read first time: January 21, 2004 Assigned to: Environmental Matters

	A BILL ENTITLED						
1	AN ACT concerning						
2	Department of Housing and Community Development - Community Legacy Program - Neighborhood Intervention Projects						
4 5 6 7 8 9 10 11 12 13	certain requirements imposed on sponsors of neighborhood intervention projects under certain circumstances; defining certain terms; and generally relating to neighborhood intervention projects and the Community Legacy Program in the						
16 17 18 19	7 Section 4-801, 4-811, and 4-812 8 Annotated Code of Maryland 9 (2003 Replacement Volume)						
22	Article 83B - Department of Housing and Community Development						
23	4-801.						
24	(a) In this subtitle the following words have the meanings indicated.						
25 26	(b) "Application" means an application to the Board that may include one or more of the following:						

A request that an area be designated as a community legacy area;

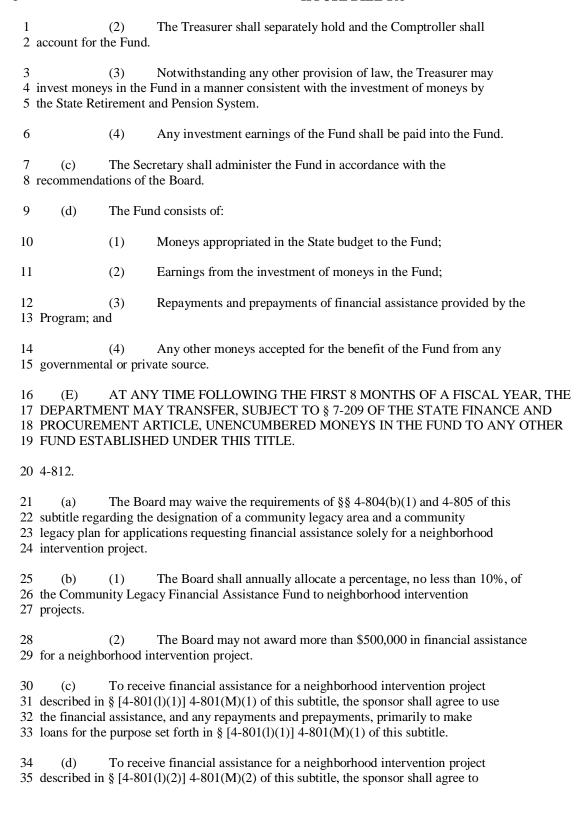
1		(2)	A reques	st to approve a community legacy plan; or			
2		(3)	A reques	st to approve a community legacy project.			
3	(c)	"Board"	means th	ne Community Legacy Board.			
4 5	(d) development			elopment financial institution" means a community on as defined under 12 U.S.C. § 4702, as amended.			
			egal entity	unity development organization" means a corporation, y which operates for the purpose of improving the nvironment of its geographic areas of operation.			
11	earnings inu	(2) "Community development organization" does not include a tion, foundation, or other legal entity in which all or a portion of the net inures to the benefit of any private shareholder or individual holding an in that entity.					
	(f) "Community legacy agreement" means an agreement between the Department and a sponsor to develop a community legacy plan or implement one or more community legacy projects in a designated community legacy area.						
16	(g)	"Commi	unity lega	acy area" means an area:			
17		(1)	Located	in a priority funding area; and			
18 19	this subtitle.	(2)	Determi	ned by the Board to satisfy the requirements of § 4-805 of			
22 23	(h) "Community legacy plan" means a plan submitted by a sponsor to the Board for approval which may consist of one or more community legacy projects designed to prevent or reverse decline or disinvestment in a community legacy area through improvements in residential, commercial, or other public or private properties.						
25 26	(i) a sponsor to	(1) the Boar		unity legacy project" means a project or projects submitted by roval in accordance with this subtitle.			
27		(2)	"Commi	unity legacy project" includes projects to:			
	8 (i) Create, improve, or preserve housing opportunities, including 9 the acquisition, construction, rehabilitation, or improvement of new or existing 0 homeownership or rental properties;						
31 32	the use of la	nd;	(ii)	Strategically demolish buildings or improvements to enhance			
				Create, improve, or preserve mixed-use or commercial oppopriate combination of properties related to , and institutional uses;			

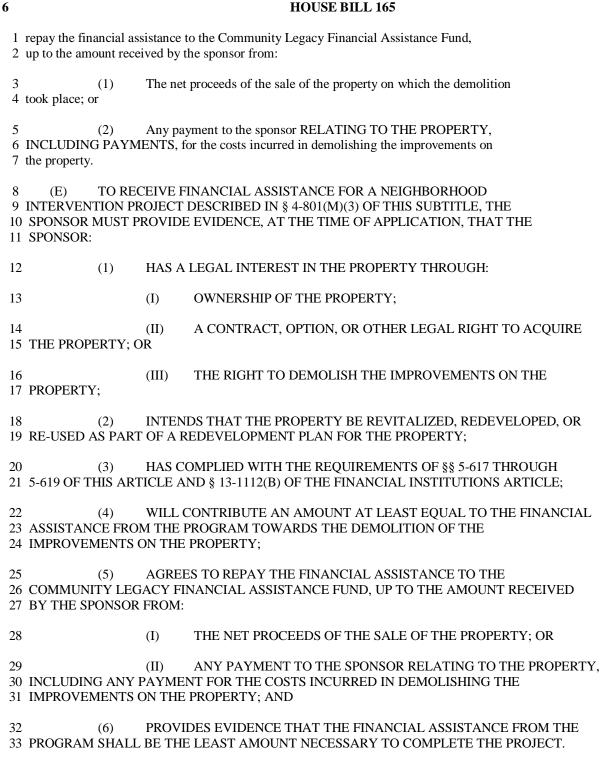
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3				Develop public infrastructure that is incidental to the ty legacy project, such as streets, parking, public and improvements to pedestrian and bicycle			
5 6	open-space;		(v)	Encourage and develop cooperative ownership control of			
9 10	(vi) Develop or create strategies targeted at increasing investment in existing communities, including outreach activities designed to attract business, capital, residents, and visitors and the development and maintenance of resources directly related to the development of a community legacy plan or the implementation of a community legacy project;						
12 13	including th	e practice	(vii) e of landl	Acquire or improve vacant buildings or unimproved land, panking;			
14 15	neighborhoo	od interve	(viii) ention pro	Provide [financing] FINANCIAL ASSISTANCE for a oject; or			
				Develop any other community legacy plans or implement any cts that the Board deems necessary to further the			
19	(j)	"Financ	ial assista	ance" includes:			
20		(1)	A grant	;			
21		(2)	A loan;				
22 23	on a loan or	(3) portion o		duction in the principal obligation of or rate of interest payable			
24 25	portion of a	(4) loan;	Any pre	epayment of interest on a subordinate or superior loan or			
26		(5)	Any ass	urance;			
27		(6)	Any gua	arantee; or			
28		(7)	Any oth	er form of credit enhancement.			
	unimproved	property	in antici	neans the acquisition and holding of improved and pation of future development of the property or to operty and improvements remain affordable.			
34	THE CITY ARTICLE X	OF BAL XI-E OF '	TIMORE THE MA	RNMENT" MEANS ANY OF THE 23 COUNTIES OF THE STATE, A MUNICIPAL CORPORATION OF THE STATE SUBJECT TO RYLAND CONSTITUTION, OR ANY OF THEIR DULY OR INSTRUMENTALITIES.			

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1	[(1)]	(M)	"Neighb	orhood intervention project" means a project sponsored by:			
4 5 6	(1) A community development financial institution to provide financial assistance to individuals or business entities that are owner-occupants, community development organizations, or local governments for the purpose of buying properties that are in need of rehabilitation and are located in otherwise stable neighborhoods so as to redevelop the properties through rehabilitation, demolition, reconstruction, or re-use; [or]						
8 9	property that	(2) are:	A local	government for the purpose of demolishing improvements on			
10			(i)	Dangerous for use or occupancy;			
11			(ii)	So deteriorated that rehabilitation is not feasible; and			
12			(iii)	Located in otherwise stable neighborhoods; OR			
			ON PROI	AL GOVERNMENT FOR THE PURPOSE OF DEMOLISHING PERTY TO PREPARE THE PROPERTY FOR REVITALIZATION, USE AS PART OF A REDEVELOPMENT PLAN.			
16 17	L(/J	(N) under §		y funding area" means an area designated as a priority of the State Finance and Procurement Article.			
18 19	[(n)] this subtitle.	(O)	"Progra	m" means the Community Legacy Program established by			
	` '	CALIZAT	TION, RE	IENT PLAN" MEANS A PLAN APPROVED BY THE BOARD FOR EDEVELOPMENT, OR RE-USE OF A PARCEL OR RELATED			
23	[(o)]	(Q)	"Sponse	or" means:			
24		(1)	A local	government;			
25		(2)	A group	of local governments;			
26		(3)	A comm	nunity development organization; or			
27		(4)	A comm	nunity development financial institution.			
28	4-811.						
29 30	(a) the purposes			unity Legacy Financial Assistance Fund established for subtitle.			
31 32	(b) 7-302 of the	(1) State Fir		d is a continuing, nonlapsing fund, which is not subject to § I Procurement Article.			





- UPON REQUEST FROM A SPONSOR, THE BOARD MAY GRANT A FULL OR
- 35 PARTIAL WAIVER OF THE REQUIREMENTS OF SUBSECTION (E)(4) AND (5) OF THIS 36 SECTION.

1 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take 2 effect July 1, 2004.