

SENATE BILL 540

F2

6lr2825

By: **Senator Conway**

Introduced and read first time: February 4, 2016

Assigned to: Education, Health, and Environmental Affairs

Committee Report: Favorable with amendments

Senate action: Adopted with floor amendments

Read second time: March 22, 2016

CHAPTER _____

1 AN ACT concerning

2 **Morgan State University – Student Housing**

3 FOR the purpose of prohibiting the Board of Regents of Morgan State University from
4 entering into any contract for student housing that is located in a certain block of
5 Havenwood Road in Baltimore City unless a certain improvement association
6 approves; requiring the Board of Regents to give certain notice to certain committees
7 of the General Assembly under certain circumstances; specifying certain height
8 restrictions for certain student housing; requiring certain supervision of students
9 who live in certain housing; requiring the Morgan State University Police and Public
10 Safety Department to provide certain patrols of certain student housing subject to
11 certain coordination; specifying a certain priority for certain student housing;
12 requiring certain student housing to be converted to certain residential dwelling
13 units under certain circumstances; requiring the developer of a certain shopping
14 center to fulfill certain goals and employ certain individuals, to the extent
15 practicable; and generally relating to student housing and Morgan State University.

16 BY repealing and reenacting, with amendments,
17 Article – Education
18 Section 14–104(g)
19 Annotated Code of Maryland
20 (2014 Replacement Volume and 2015 Supplement)

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

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.



Article – Education

14–104.

(g) (1) [Subject] EXCEPT AS PROVIDED IN PARAGRAPH (2) OF THIS SUBSECTION AND SUBJECT to any applicable State law, rule, or regulation, the Board of Regents may contract with any person to receive or provide services, research, training, or demonstrations.

(2) THE BOARD OF REGENTS MAY NOT ENTER INTO ANY CONTRACT FOR STUDENT HOUSING THAT IS LOCATED IN THE 1500 BLOCK OF HAVENWOOD ROAD IN BALTIMORE CITY UNLESS THE HILLEN ROAD IMPROVEMENT ASSOCIATION APPROVES.

(3) THE MAXIMUM HEIGHT OF THE STUDENT HOUSING SPECIFIED IN PARAGRAPH (2) OF THIS SUBSECTION MAY NOT EXCEED:

(I) TWO STORIES ABOVE ANY RETAIL DEVELOPMENT THAT IS LOCATED ON THE SOUTH SIDE OF THE 1600 BLOCK OF ARGONNE DRIVE;

(II) FOUR STORIES ABOVE ANY RETAIL DEVELOPMENT THAT IS LOCATED ON THE NORTH SIDE OF THE 1600 BLOCK OF SHEFFIELD ROAD;

(III) TWO STORIES ABOVE ANY RETAIL DEVELOPMENT THAT IS LOCATED ON THE NORTH SIDE OF THE 1600 BLOCK OF ARGONNE DRIVE; AND

(IV) THREE STORIES ABOVE ANY RETAIL DEVELOPMENT THAT IS LOCATED ON THE SOUTH SIDE OF THE 1600 BLOCK OF SHEFFIELD ROAD.

(4) THE MANAGEMENT COMPANY OF THE STUDENT HOUSING SPECIFIED IN PARAGRAPH (2) OF THIS SUBSECTION SHALL PROVIDE 24-HOUR SUPERVISION OF THE STUDENTS WHO LIVE IN THE HOUSING.

(5) (I) THE MORGAN STATE UNIVERSITY POLICE AND PUBLIC SAFETY DEPARTMENT SHALL PROVIDE 24-HOUR PATROLS OF THE STUDENT HOUSING SPECIFIED IN PARAGRAPH (2) OF THIS SUBSECTION.

(II) THE MANAGEMENT COMPANY OF THE STUDENT HOUSING SPECIFIED IN PARAGRAPH (2) OF THIS SUBSECTION AND THE MORGAN STATE UNIVERSITY POLICE AND PUBLIC SAFETY DEPARTMENT SHALL JOINTLY COORDINATE THE PATROLS REQUIRED UNDER THIS PARAGRAPH.

1 **(6) PRIORITY FOR HOUSING IN THE STUDENT HOUSING SPECIFIED IN**
2 **PARAGRAPH (2) OF THIS SUBSECTION SHALL BE GIVEN TO STUDENTS IN THE**
3 **FOLLOWING ORDER:**

4 **(I) GRADUATE STUDENTS;**

5 **(II) SENIOR UNDERGRADUATE STUDENTS; AND**

6 **(III) JUNIOR UNDERGRADUATE STUDENTS.**

7 **(7) ON THE TERMINATION OF ANY CONTRACT ENTERED INTO BY THE**
8 **BOARD OF REGENTS UNDER PARAGRAPH (2) OF THIS SUBSECTION, THE HOUSING**
9 **SHALL BE CONVERTED TO NONOWNER–OCCUPIED RESIDENTIAL DWELLING UNITS.**

10 **(8) TO THE EXTENT PRACTICABLE, THE DEVELOPER OF A SHOPPING**
11 **CENTER LOCATED IN THE 1500 BLOCK OF HAVENWOOD ROAD IN BALTIMORE CITY**
12 **SHALL:**

13 **(I) FULFILL MINORITY BUSINESS ACCELERATOR GOALS; AND**

14 **(II) EMPLOY INDIVIDUALS WHO RESIDE IN THE 43RD**
15 **LEGISLATIVE DISTRICT.”.**

16 SECTION 2. AND BE IT FURTHER ENACTED, That if the Board of Regents of
17 Morgan State University enters into a contract for student housing in accordance with this
18 Act, the Board of Regents shall notify the Senate Education, Health, and Environmental
19 Affairs Committee and the House Appropriations Committee, in accordance with § 2–1246
20 of the State Government Article.

21 SECTION ~~2~~ 3. AND BE IT FURTHER ENACTED, That this Act shall take effect
22 October 1, 2016.

Approved:

Governor.

President of the Senate.

Speaker of the House of Delegates.