

SENATE BILL 531

O1, N1

(7lr2723)

ENROLLED BILL

— *Finance/Environment and Transportation and Appropriations* —

Introduced by Senator Benson Senators Benson, Astle, Feldman, Hershey, Jennings, Klausmeier, Mathias, Middleton, Oaks, Reilly, and Rosapepe

Read and Examined by Proofreaders:

Proofreader.

Proofreader.

Sealed with the Great Seal and presented to the Governor, for his approval this

_____ day of _____ at _____ o'clock, _____ M.

President.

CHAPTER _____

1 AN ACT concerning

2 **Housing Counselor Navigator and Aftercare Program**

3 FOR the purpose of establishing the Housing Counselor Navigator and Aftercare Program
4 ~~in the Department of Human Resources~~ to assist families and individuals who are
5 experiencing, or who are in imminent danger of, a housing crisis in obtaining and
6 maintaining permanent housing; allowing a family to apply for Program services if
7 the family is the recipient of temporary cash assistance or is in the process of
8 applying for temporary cash assistance; specifying certain activities that a housing
9 counselor navigator shall perform in assisting a family or individual client with
10 securing and maintaining permanent, affordable housing; specifying certain
11 purposes for which Program funds may be used; specifying certain client-related
12 expenses; requiring a local administrative agency to be designated by ~~the~~
13 ~~Department a certain department~~ or a local government for certain purposes;
14 specifying that the Program be funded by ~~a certain fund~~; requiring the Governor to

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.

Italics indicate opposite chamber/conference committee amendments.



1 include a certain appropriation for the Program in the annual budget each fiscal year
2 beginning in a certain fiscal year, subject to certain limitations; ~~altering the purpose~~
3 ~~of the Foreclosed Property Registry Fund; making certain provisions of this Act~~
4 ~~contingent on the taking effect of another Act~~; defining a certain term; and generally
5 relating to the Housing ~~Counselor~~ Navigator and Aftercare Program.

6 BY adding to

7 Article – Human Services

8 Section 6–801 through 6–807 to be under the new subtitle “Subtitle 8. Housing
9 ~~Counselor~~ Navigator and Aftercare Program”

10 Annotated Code of Maryland

11 (2007 Volume and 2016 Supplement)

12 BY adding to

13 Article – Housing and Community Development

14 Section 4–2301 through 4–2307 to be under the new subtitle “Subtitle 23. Housing
15 Navigator and Aftercare Program”

16 Annotated Code of Maryland

17 (2006 Volume and 2016 Supplement)

18 ~~BY repealing and reenacting, with amendments,~~

19 ~~Article – Real Property~~

20 ~~Section 14–126.1(i)~~

21 ~~Annotated Code of Maryland~~

22 ~~(2015 Replacement Volume and 2016 Supplement)~~

23 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,

24 That the Laws of Maryland read as follows:

25 **Article – Human Services**

26 **SUBTITLE 8. HOUSING ~~COUNSELOR~~ NAVIGATOR AND AFTERCARE PROGRAM.**

27 **6–801.**

28 **IN THIS SUBTITLE, “PROGRAM” MEANS THE HOUSING ~~COUNSELOR~~**
29 **NAVIGATOR AND AFTERCARE PROGRAM.**

30 **6–802.**

31 **THERE IS A HOUSING ~~COUNSELOR~~ NAVIGATOR AND AFTERCARE PROGRAM**
32 **IN THE DEPARTMENT.**

33 **6–803.**

1 THE PURPOSE OF THE PROGRAM IS TO ASSIST FAMILIES AND INDIVIDUALS
2 WHO ARE EXPERIENCING, OR WHO ARE IN IMMINENT DANGER OF, A HOUSING CRISIS
3 IN OBTAINING AND MAINTAINING PERMANENT HOUSING.

4 **6-804.**

5 A FAMILY MAY APPLY FOR ~~HOUSING COUNSELING AND AFTERCARE PROGRAM~~
6 SERVICES IF THE FAMILY IS THE RECIPIENT OF OR IS IN THE PROCESS OF APPLYING
7 FOR TEMPORARY CASH ASSISTANCE, AS DEFINED IN § 5-301 OF THIS ARTICLE.

8 **6-805.**

9 A HOUSING ~~COUNSELOR~~ NAVIGATOR SHALL ASSIST A FAMILY OR AN
10 INDIVIDUAL CLIENT WITH SECURING AND MAINTAINING PERMANENT, AFFORDABLE
11 HOUSING BY:

12 (1) ASSISTING THE CLIENT WITH SEARCHING FOR AND OBTAINING
13 PERMANENT, AFFORDABLE HOUSING;

14 (2) DEVELOPING A COMPREHENSIVE, CURRENT LIST OF HOUSING
15 RESOURCES AND EXPANDING THE LIST OF HOUSING RESOURCES TO INCLUDE NEW
16 RESOURCES;

17 (3) ESTABLISHING A WORKING RELATIONSHIP WITH THE CLIENT AND
18 ADVOCATING FOR THE CLIENT WITH LANDLORDS, PROPERTY MANAGERS, REALTY
19 COMPANIES, AND OTHER SOURCES OF LOW-INCOME HOUSING;

20 (4) WORKING WITH A CLIENT'S CASE MANAGER, WHEN APPLICABLE,
21 TO COORDINATE SERVICES TO THE CLIENT;

22 (5) ASSISTING THE CLIENT, AS NEEDED, WITH ISSUES THAT
23 CONTRIBUTE TO CHRONIC HOUSING PROBLEMS, SUCH AS BUDGETING AND
24 HOUSEHOLD MANAGEMENT; AND

25 (6) PERFORMING OTHER DUTIES AS ASSIGNED BY THE DEPARTMENT.

26 **6-806.**

27 (A) PROGRAM FUNDS MAY BE USED FOR:

28 (1) SALARY AND FICA FOR HOUSING ~~COUNSELORS~~ NAVIGATORS AND
29 AFTERCARE CASE MANAGERS;

30 (2) CLIENT-RELATED EXPENSES, INCLUDING:

- (I) FIRST AND FINAL MONTHS' RENT;**
- (II) TRANSPORTATION FOR HOUSING SEARCHES;**
- (III) MOVING EXPENSES;**
- (IV) ESSENTIAL FURNISHINGS;**
- (V) STORAGE;**
- (VI) ARREARAGES;**
- (VII) CREDIT CHECKS AND HOUSING APPLICATION FEES;**
- (VIII) SECURITY DEPOSITS;**
- (IX) UTILITY DEPOSITS; AND**
- (X) OTHER IDENTIFIED NEEDS; AND**

OTHER ITEMS THAT THE DEPARTMENT DESIGNATES.

(B) A LOCAL ADMINISTRATIVE AGENCY SHALL BE DESIGNATED BY THE DEPARTMENT OR A LOCAL GOVERNMENT TO MANAGE THE PROGRAM IN A PARTICULAR SUBDIVISION, PROVIDE SERVICES, AND PROVIDE FUNDS FOR OPERATIONAL COSTS, INCLUDING OPERATING COSTS, RELATED TO THE PROGRAM.

**(C) IT IS THE INTENT OF THE GENERAL ASSEMBLY THAT THE PROGRAM BE
ED BY THE FORECLOSED PROPERTY REGISTRY FUND IN THE DEPARTMENT
ABOR, LICENSING, AND REGULATION.**

19 6-807.

20 BEGINNING SUBJECT TO THE LIMITATIONS OF THE STATE BUDGET,
21 BEGINNING IN FISCAL YEAR 2019 AND FOR EACH FISCAL YEAR THEREAFTER, THE
22 GOVERNOR SHALL INCLUDE IN THE ANNUAL BUDGET AN APPROPRIATION FOR THE
23 PROGRAM OF \$516,828.

Article Real Property

25 ~~14~~ 126.1.

(2) The purpose of the Fund is to support:

2 (II) [the] THE development, administration, and maintenance of the
3 Foreclosed Property Registry established under this section; AND

4 (II) THE HOUSING COUNSELOR AND AFTERCARE PROGRAM
5 ESTABLISHED UNDER TITLE 6, SUBTITLE 8 OF THE HUMAN SERVICES ARTICLE,
6 WHICH ASSISTS FAMILIES AND INDIVIDUALS IN OBTAINING AND MAINTAINING
7 PERMANENT HOUSING.

8 (3) The Department shall administer the Fund.

11 (ii) The State Treasurer shall hold the Fund separately, and the
12 Comptroller shall account for the Fund.

13 (5) ~~The Fund consists of:~~

14 (ii) Revenue distributed to the Fund under subsection (h) of this
15 section;

16 (ii) ~~Investment earnings of the Fund;~~

17 (iii) ~~Money appropriated in the State budget to the Fund; and~~

18 (iv) ~~Any other money from any other source accepted for the benefit~~
19 ~~of the Fund.~~

20 (6) (i) ~~The State Treasurer shall invest the money of the Fund in the~~
21 ~~same manner as other State money may be invested.~~

22 (ii) Any investment earnings of the Fund shall be paid into the Fund.

23 ~~SECTION 2. AND BE IT FURTHER ENACTED~~, That this Act shall take effect
24 ~~October 1, 2017.~~

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

Article – Housing and Community Development

SUBTITLE 23. HOUSING NAVIGATOR AND AFTERCARE PROGRAM.

29 4-2301.

1 **IN THIS SUBTITLE, “PROGRAM” MEANS THE HOUSING NAVIGATOR AND**
2 **AFTERCARE PROGRAM.**

3 **4-2302.**

4 **THERE IS A HOUSING NAVIGATOR AND AFTERCARE PROGRAM IN THE**
5 **DEPARTMENT.**

6 **4-2303.**

7 **THE PURPOSE OF THE PROGRAM IS TO ASSIST FAMILIES AND INDIVIDUALS**
8 **WHO ARE EXPERIENCING, OR WHO ARE IN IMMINENT DANGER OF, A HOUSING CRISIS**
9 **IN OBTAINING AND MAINTAINING PERMANENT HOUSING.**

10 **4-2304.**

11 **A FAMILY MAY APPLY FOR PROGRAM SERVICES IF THE FAMILY IS THE**
12 **RECIPIENT OF OR IS IN THE PROCESS OF APPLYING FOR TEMPORARY CASH**
13 **ASSISTANCE, AS DEFINED IN § 5-301 OF THE HUMAN SERVICES ARTICLE.**

14 **4-2305.**

15 **A HOUSING NAVIGATOR SHALL ASSIST A FAMILY OR AN INDIVIDUAL CLIENT**
16 **WITH SECURING AND MAINTAINING PERMANENT, AFFORDABLE HOUSING BY:**

17 **(1) ASSISTING THE CLIENT WITH SEARCHING FOR AND OBTAINING**
18 **PERMANENT, AFFORDABLE HOUSING;**

19 **(2) DEVELOPING A COMPREHENSIVE, CURRENT LIST OF HOUSING**
20 **RESOURCES AND EXPANDING THE LIST OF HOUSING RESOURCES TO INCLUDE NEW**
21 **RESOURCES;**

22 **(3) ESTABLISHING A WORKING RELATIONSHIP WITH THE CLIENT AND**
23 **ADVOCATING FOR THE CLIENT WITH LANDLORDS, PROPERTY MANAGERS, REALTY**
24 **COMPANIES, AND OTHER SOURCES OF LOW-INCOME HOUSING;**

25 **(4) WORKING WITH A CLIENT’S CASE MANAGER, WHEN APPLICABLE,**
26 **TO COORDINATE SERVICES TO THE CLIENT;**

27 **(5) ASSISTING THE CLIENT, AS NEEDED, WITH ISSUES THAT**
28 **CONTRIBUTE TO CHRONIC HOUSING PROBLEMS, SUCH AS BUDGETING AND**
29 **HOUSEHOLD MANAGEMENT; AND**

1 (6) PERFORMING OTHER DUTIES AS ASSIGNED BY THE DEPARTMENT.

2 4-2306.

3 (A) PROGRAM FUNDS MAY BE USED FOR:

4 (1) SALARY AND FICA FOR HOUSING NAVIGATORS AND AFTERCARE
5 CASE MANAGERS;

6 (2) CLIENT-RELATED EXPENSES, INCLUDING:

7 (I) FIRST AND FINAL MONTHS' RENT;

8 (II) TRANSPORTATION FOR HOUSING SEARCHES;

9 (III) MOVING EXPENSES;

10 (IV) ESSENTIAL FURNISHINGS;

11 (V) STORAGE;

12 (VI) ARREARAGES;

13 (VII) CREDIT CHECKS AND HOUSING APPLICATION FEES;

14 (VIII) SECURITY DEPOSITS;

15 (IX) UTILITY DEPOSITS; AND

16 (X) OTHER IDENTIFIED NEEDS; AND

17 (3) OTHER ITEMS THAT THE DEPARTMENT DESIGNATES.

18 (B) A LOCAL ADMINISTRATIVE AGENCY SHALL BE DESIGNATED BY THE
19 DEPARTMENT OR A LOCAL GOVERNMENT TO MANAGE THE PROGRAM IN A
20 PARTICULAR SUBDIVISION, PROVIDE SERVICES, AND PROVIDE FUNDS FOR
21 ADDITIONAL COSTS, INCLUDING OPERATING COSTS, RELATED TO THE PROGRAM.

22 4-2307.

23 SUBJECT TO THE LIMITATIONS OF THE STATE BUDGET, BEGINNING IN FISCAL
24 YEAR 2019 AND FOR EACH FISCAL YEAR THEREAFTER, THE GOVERNOR SHALL
25 INCLUDE IN THE ANNUAL BUDGET AN APPROPRIATION FOR THE PROGRAM OF
26 \$516,828.

1 *SECTION 3. AND BE IT FURTHER ENACTED, That if Section 2 of this Act takes*
2 *effect, Section 1 of this Act shall be null and void without the necessity of further action by*
3 *the General Assembly.*

4 *SECTION 4. AND BE IT FURTHER ENACTED, That Section 2 of this Act shall take*
5 *effect October 1, 2017, contingent on the taking effect of Chapter (H.B. 134) of the Acts*
6 *of the General Assembly of 2017, and if Chapter (H.B. 134) does not take effect, Section*
7 *2 of this Act shall be null and void without the necessity of further action by the General*
8 *Assembly.*

9 *SECTION 5. AND BE IT FURTHER ENACTED, That, subject to the provisions of*
10 *Sections 3 and 4 of this Act, this Act shall take effect October 1, 2017.*

Approved:

Governor.

President of the Senate.

Speaker of the House of Delegates.