

SENATE BILL 813

C8

7lr3052
CF HB 689

By: **Senators Madaleno, Benson, Kelley, Mathias, Ramirez, and Robinson**

Introduced and read first time: February 3, 2017

Assigned to: Education, Health, and Environmental Affairs

Committee Report: Favorable with amendments

Senate action: Adopted

Read second time: March 8, 2017

CHAPTER _____

1 AN ACT concerning

2 **Department of Housing and Community Development – Rental Assistance**
3 **Programs – Duration of Assistance**

4 FOR the purpose of specifying that payments to certain low-income households by the
5 Secretary of Housing and Community Development through the Rental Allowance
6 Program be made for not less than a certain number of consecutive years, subject to
7 a certain condition; altering certain criteria concerning time frames for assistance
8 for certain rental assistance programs; declaring the intent of the General Assembly;
9 requiring the Department of Housing and Community Development, on or before a
10 certain date and annually thereafter, to report to certain committees of the General
11 Assembly on the implementation of this Act; providing for the termination of a
12 certain reporting requirement; and generally relating to rental assistance programs
13 in the Department of Housing and Community Development.

14 BY repealing and reenacting, with amendments,
15 Article – Housing and Community Development
16 Section 4–1403 and 4–1405
17 Annotated Code of Maryland
18 (2006 Volume and 2016 Supplement)

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

21 **Article – Housing and Community Development**

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.



1 4-1403.

2 (a) The Department shall administer the Rental Allowance Program to assist
3 low-income households that are homeless or at risk of being homeless by providing housing
4 assistance payments to or on behalf of eligible households.

5 (b) The Secretary shall establish:

6 (1) income limits for eligibility of low-income households not exceeding
7 30% of the State or area median income, whichever is higher; and

8 (2) minimum standards for eligible dwelling units.

9 (c) The Secretary shall establish the amount of payments made through the
10 Rental Allowance Program, taking into account factors identified in § 4-1405(d) of this
11 subtitle.

12 **(D) PAYMENTS MADE THROUGH THE RENTAL ALLOWANCE PROGRAM TO**
13 **AN ELIGIBLE HOUSEHOLD SHALL BE MADE FOR ~~NOT LESS THAN 4~~ A MINIMUM OF 2**
14 **CONSECUTIVE YEARS, SUBJECT TO ~~AN ANNUAL~~ REDETERMINATION THAT THE**
15 **HOUSEHOLD CONTINUES TO MEET ELIGIBILITY REQUIREMENTS EVERY 6 MONTHS.**

16 [(d)] (E) Eligible uses of payments may include rent, security deposits, utilities,
17 and other housing-related expenses.

18 [(e)] (F) The Department may administer the Rental Allowance Program by
19 providing monthly housing assistance payments to or on behalf of eligible households
20 directly or through political subdivisions, their local housing agencies or departments, or
21 nonprofit organizations.

22 [(f)] (G) Funds appropriated to serve low-income households through the
23 Rental Allowance Program may not be used for other programs authorized under this
24 subtitle.

25 [(g)] (H) The Department may adopt regulations to carry out the Rental
26 Allowance Program, including time frames for assistance and other criteria the Secretary
27 considers appropriate.

28 4-1405.

29 (a) The Department may administer the programs by providing monthly housing
30 assistance payments to or on behalf of eligible households directly or through political
31 subdivisions, their local housing agencies or departments, or nonprofit organizations.

32 (b) In establishing the programs, the Department shall consult with, as
33 appropriate:

1 (1) the Department of Human Resources;

2 (2) the Department of Disabilities; or

3 (3) any other unit of State or local government.

4 (c) The Secretary shall establish criteria for the programs, including:

5 (1) income limits for eligibility of households;

6 (2) time frames ~~OF NOT LESS THAN 4~~ A MINIMUM OF 2 CONSECUTIVE
7 YEARS for assistance;

8 (3) monthly assistance amounts;

9 (4) standards for eligible dwelling units, including types of units,
10 inspection standards, and rent limits;

11 (5) eligible uses of assistance payments which may include security
12 deposits, utilities, and other housing related expenses; and

13 (6) any other criteria the Secretary considers appropriate.

14 (d) In establishing the program criteria, the Secretary may consider factors that
15 include:

16 (1) household size and expected average income;

17 (2) regional variations throughout the State;

18 (3) typical housing costs and expenses;

19 (4) relevant standards and definitions established for State and federal
20 housing programs;

21 (5) housing needs of eligible households and the expected duration of the
22 housing needs; and

23 (6) equitable distribution of funds statewide.

24 (e) The Secretary may establish different criteria for different programs.

25 SECTION 2. AND BE IT FURTHER ENACTED, That it is the intent of the General
26 Assembly that the Department of Housing and Community Development structure a
27 schedule of rental allowance payments made through the Rental Allowance Program to

1 ensure that a household assisted under the Rental Allowance Program not pay more than
2 30% of its verifiable annual income for rent and utility costs.

3 SECTION 3. AND BE IT FURTHER ENACTED, That on or before October 1, 2018,
4 and annually thereafter, the Department of Housing and Community Development shall
5 report to the Senate Education, Health, and Environmental Affairs Committee and the
6 House Environment and Transportation Committee, in accordance with § 2-1246 of the
7 State Government Article, on the implementation of this Act, including the number of
8 households that receive assistance under the Rental Allowance Program and the duration
9 of the assistance.

10 SECTION ~~3~~ 4. AND BE IT FURTHER ENACTED, That this Act shall take effect
11 October 1, 2017. Section 3 of this Act shall remain effective for a period of 3 years and 1 day
12 and, at the end of October 1, 2020, with no further action required by the General Assembly,
13 Section 3 of this Act shall be abrogated and of no further force and effect.

Approved:

Governor.

President of the Senate.

Speaker of the House of Delegates.