

HOUSE BILL 105

P1, Q7

1lr1315

(PRE-FILED)

By: **Delegate Henson**

Requested: October 30, 2020

Introduced and read first time: January 13, 2021

Assigned to: Environment and Transportation

A BILL ENTITLED

1 AN ACT concerning

2 **Department of Housing and Community Development – Community**
3 **Development Administration – Compliance Monitoring Reporting**

4 FOR the purpose of requiring the Community Development Administration of the
5 Department of Housing and Community Development to prepare a certain report on
6 compliance monitoring for low income housing tax credits and certain multifamily
7 rental assistance programs on or before a certain date each year; requiring certain
8 reports to include certain information, comments, and feedback; requiring the
9 Department to maintain on its website copies of certain reports, certain instructions,
10 and a certain data dashboard; and generally relating to compliance monitoring by
11 the Community Development Administration.

12 BY repealing and reenacting, without amendments,
13 Article – Housing and Community Development
14 Section 4–101(a) and (b)
15 Annotated Code of Maryland
16 (2019 Replacement Volume and 2020 Supplement)

17 BY repealing and reenacting, with amendments,
18 Article – Housing and Community Development
19 Section 4–211
20 Annotated Code of Maryland
21 (2019 Replacement Volume and 2020 Supplement)

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

24 **Article – Housing and Community Development**

25 4–101.

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 (a) In this title the following words have the meanings indicated.

2 (b) "Administration" means the Community Development Administration.

3 4-211.

4 (a) The Administration shall:

5 (1) assist the Governor in coordinating the activities of governmental units
6 of the State that affect the solution of community development problems and the
7 implementation of community plans;

8 (2) encourage and assist political subdivisions to develop mutual and
9 cooperative solutions to their common problems;

10 (3) serve as a clearinghouse for information and other materials that may
11 be pertinent to sound community development, including information on available federal,
12 State, and private financial and technical assistance;

13 (4) carry out continuing studies and analyses of sound community
14 development in cooperation with the Department of Planning;

15 (5) make recommendations, in cooperation with the Department of
16 Planning, for administrative or legislative action, paying particular attention to the
17 problems of metropolitan, suburban, and other areas;

18 (6) implement model or demonstration programs and projects, contract to
19 administer functions or services in a political subdivision, or otherwise provide a program
20 of practical research in community development;

21 (7) promote community development by giving to political subdivisions,
22 local development agencies, local development entities, or nonprofit organizations:

23 (i) technical assistance and advisory, consultative, training, and
24 educational services; and

25 (ii) grants and loans to pay for:

26 1. the services and technical assistance; and

27 2. any development costs;

28 (8) (i) contract for and accept from the federal government a grant,
29 contribution, or loan of money, property, or other aid in any form for community
30 development; and

1 (ii) do all things necessary to qualify for the grant, contribution, or
2 loan, including those things necessary to qualify for assistance as a local public agency or
3 public housing agency under a federal housing or renewal program;

4 (9) contract for and accept from any governmental unit of the State or other
5 source a gift, grant, contribution, or loan of money, property, or other aid in any form for
6 community development and comply with the terms and conditions of the gift, grant,
7 contribution, or loan;

8 (10) attach to a sale or lease of property or to a loan or grant the terms and
9 conditions that the Director determines and the Secretary approves;

10 (11) enter into agreements to make annual payments instead of
11 assessments, charges, or property taxes to a political subdivision in respect to real property
12 that the Administration owns; and

13 (12) provide money to programs eligible to receive funding from the
14 Neighborhood Business Development Fund under § 6-310 of this article.

15 (b) To implement community development projects and public purpose projects in
16 accordance with Part V of this subtitle, and subject to §§ 4-213(b) and 4-214 of this subtitle,
17 the Administration may:

18 (1) (i) acquire, own, and hold land that is open, mainly open, or
19 undeveloped, or any interest in the land;

20 (ii) install access and interior streets and roads and sewer and water
21 lines in or to the land and otherwise improve the land; or

22 (iii) transfer, lease, mortgage, or otherwise dispose of or encumber
23 the land;

24 (2) (i) acquire, own, and hold land that is not open, mainly open, or
25 undeveloped, as well as personal or mixed property;

26 (ii) manage and operate the property;

27 (iii) clear, improve, construct, or rehabilitate the property;

28 (iv) transfer, lease, mortgage, or otherwise dispose of or encumber
29 the property; or

30 (v) take assignments of rentals or leases for the property;

31 (3) arrange or contract with a political subdivision or private party in
32 connection with a community development project or public purpose project for:

- 1 (i) planning, replanning, zoning, or rezoning;
- 2 (ii) opening, grading, or closing streets, roads, alleys, or other places;
- 3 (iii) furnishing facilities;
- 4 (iv) acquiring property or property rights by the political subdivision;
- 5 or
- 6 (v) furnishing property or services; and
- 7 (4) spend Administration money for an undertaking that the Secretary
- 8 approves.

9 (c) The Administration shall develop and implement a weatherization program

10 to provide money for insulation materials and insulation costs to households that qualify

11 based on income and the program eligibility guidelines that the Secretary establishes.

12 **(D) (1) ON OR BEFORE SEPTEMBER 1 EACH YEAR, THE ADMINISTRATION**

13 **SHALL PREPARE A REPORT ON COMPLIANCE MONITORING FOR LOW-INCOME**

14 **HOUSING TAX CREDITS AND MULTIFAMILY RENTAL ASSISTANCE PROGRAMS DURING**

15 **THE IMMEDIATELY PRECEDING FISCAL YEAR.**

16 **(2) REPORTS PREPARED UNDER THIS SUBSECTION SHALL INCLUDE:**

17 **(I) THE IDENTIFICATION OF PROJECTS UNDER CONTRACT FOR**

18 **COMPLIANCE MONITORING; AND**

19 **(II) COMMENTS AND FEEDBACK FROM RESIDENTS OF PROJECTS**

20 **SUBJECT TO THE ADMINISTRATION'S OVERSIGHT.**

21 **(3) THE DEPARTMENT SHALL MAINTAIN ON ITS WEBSITE:**

22 **(I) COPIES OF REPORTS PREPARED UNDER THIS SUBSECTION;**

23 **(II) INSTRUCTIONS FOR RESIDENTS TO SUBMIT COMMENTS OR**

24 **FEEDBACK REGARDING PARTICULAR PROJECTS TO THE ADMINISTRATION FOR**

25 **INCLUSION IN COMPLIANCE MONITORING REPORTS; AND**

26 **(III) A USER-FRIENDLY DATA DASHBOARD CONTAINING**

27 **COMPLIANCE MONITORING INFORMATION REPORTED UNDER THIS SUBSECTION.**

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

29 1, 2021.