By: Delegate Amprey
Requested: October 20, 2021
Introduced and read first time: January 12, 2022
Assigned to: Environment and Transportation

A BILL ENTITLED

AN ACT concerning

Community Development Administration – Live Near Where You Teach
Program – Establishment

FOR the purpose of authorizing the Community Development Administration in the
Department of Housing and Community Development to administer a home buyer
assistance program that assists certain teachers with receiving certain low–interest
mortgages for the purchase of homes near where the teacher is employed; requiring
the Administration to administer certain community development projects to provide
certain teachers with certain financial assistance to buy homes near where the
teacher is employed under certain circumstances; and generally relating to the Live
Near Where You Teach program.

BY adding to
Article – Housing and Community Development
Section 4–215.2 and 4–217(f)
Annotated Code of Maryland
(2019 Replacement Volume and 2021 Supplement)

BY repealing and reenacting, without amendments,
Article – Housing and Community Development
Section 4–217(a) and (b)
Annotated Code of Maryland
(2019 Replacement Volume and 2021 Supplement)

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

Article – Housing and Community Development

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.
[Brackets] indicate matter deleted from existing law.
(A) In this section, “teacher” means an individual who:

(1) has a Maryland professional teacher’s certificate; and

(2) teaches or serves as an administrator or para-professional in an elementary or secondary school in the State on a full-time basis.

(B) The administration may administer a home buyer assistance program that:

(1) assists teachers to receive low-interest mortgage loans, with down payment and closing cost assistance options, for the purchase of homes near where the teacher is employed;

(2) coordinates with, and matches where appropriate, similar programs offered by private employers and county and municipal governments to maximize the total amount that teachers can receive under the program; and

(3) utilizes available funding sources.

(C) With reference to loans under this program, the administration may:

(1) allow home buyers to utilize the loans for the purchase of newly constructed or existing homes;

(2) require a home purchased under the program to be occupied by the home buyer as a principal residence; and

(3) utilize available funding sources.

(D) The administration may facilitate the marketing of the program with private employers, county and municipal governments, and, where appropriate, other units of State government and nonprofit organizations with existing funding for the marketing of current programs of the Department, if available.

(E) The administration shall adopt regulations to carry out this section.
(F) On or before December 31 each year, the Department shall report to the General Assembly, in accordance with § 2–1257 of the State Government Article, on the program established under this section.

(a) A project, undertaking, or a part of a project or undertaking, including the real, personal, and mixed property involved, qualifies as a community development project if it is planned, acquired, owned, developed, constructed, reconstructed, rehabilitated, repaired, renovated, or improved to promote sound community development.

(b) A community development project shall provide for:

   (1) new or existing housing:

      (i) that is or will be occupied in substantial part by families of limited income; or

      (ii) at least 20% of which is or will be occupied by families of limited income, if the project is financed with bonds, notes, or other evidences of indebtedness issued by the Administration, the income from which being includable in the holder's gross income under the Internal Revenue Code as determined by the Administration at the time of issue;

   (2) any improvements, such as streets, roads, sewer lines, and water lines that are needed to support the housing; and

   (3) the public or private commercial, educational, cultural, recreational, community, or civic facilities that are needed to support the housing.

(F) (1) In this subsection, “teacher” means an individual who:

   (I) has a Maryland professional teacher’s certificate; and

   (II) teaches or serves as an administrator or para-professional in an elementary or secondary school in the State on a full-time basis.

(2) The Administration may administer community development projects that:

   (I) are in sustainable communities approved under § 6–305 of this Article; and
(II) PROVIDE TEACHERS WITH FINANCIAL ASSISTANCE IN THE FORM OF GRANTS TO BUY HOMES NEAR WHERE THE TEACHER IS EMPLOYED.

(3) A COMMUNITY DEVELOPMENT PROJECT ADMINISTERED UNDER THIS SUBSECTION IS NOT SUBJECT TO THE PROVISIONS OF SUBSECTION (B)(1) OF THIS SECTION THAT REQUIRE PART OF THE HOUSING TO BE OCCUPIED BY FAMILIES OF LIMITED INCOME.

(4) THE COMMUNITY DEVELOPMENT PROJECTS ADMINISTERED UNDER THIS SUBSECTION SHALL BE KNOWN AS THE LIVE NEAR WHERE YOU TEACH PROGRAM.

(5) THE ADMINISTRATION SHALL ADOPT REGULATIONS TO IMPLEMENT THE LIVE NEAR WHERE YOU TEACH PROGRAM ESTABLISHED UNDER THIS SUBSECTION.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect October 1, 2022. It shall remain effective for a period of 3 years and, at the end of September 30, 2025, this Act, with no further action required by the General Assembly, shall be abrogated and of no further force and effect.