

HOUSE BILL 878

L2

2lr0551

By: **Howard County Delegation**

Introduced and read first time: February 7, 2022

Assigned to: Environment and Transportation

A BILL ENTITLED

1 AN ACT concerning

2 **Howard County – Department of Housing and Community Development –**
3 **Housing Opportunities Trust Fund**

4 **Ho. Co. 05–22**

5 FOR the purpose of establishing the Housing Opportunities Trust Fund as a nonreverting
6 special fund to be used to promote equitable access to affordable housing for
7 households of limited income in Howard County; requiring the Department of
8 Housing and Community Development for Howard County to report on the activity
9 of the Fund during the prior fiscal year on or before a certain date each year; and
10 generally relating to funding for affordable housing in Howard County.

11 BY adding to

12 The Public Local Laws of Howard County

13 Section 13.1600 to be under the new subtitle “Subtitle 16. Housing Opportunities
14 Trust Fund Authorization”

15 Article 14 – Public Local Laws of Maryland

16 (1995 Edition and August 2008 Supplement, as amended)

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

19 **Article 14 – Howard County**

20 **SUBTITLE 16. HOUSING OPPORTUNITIES TRUST FUND AUTHORIZATION.**

21 **13.1600.**

22 **(A) (1) IN THIS SECTION THE FOLLOWING WORDS HAVE THE MEANINGS**
23 **INDICATED.**

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 **(2) "FUND" MEANS THE HOUSING OPPORTUNITIES TRUST FUND.**

2 **(3) "HOUSEHOLD OF LIMITED INCOME" MEANS A HOUSEHOLD WITH**
3 **AN ANNUAL INCOME OF NOT MORE THAN 80% OF THE MEDIAN INCOME FOR HOWARD**
4 **COUNTY.**

5 **(B) THERE IS ESTABLISHED A NONREVERTING SPECIAL REVENUE FUND**
6 **KNOWN AS THE HOUSING OPPORTUNITIES TRUST FUND.**

7 **(C) (1) THE FUND CONSISTS OF:**

8 **(I) MONEY APPROPRIATED UNDER THE COUNTY'S BUDGETARY**
9 **PROCESS;**

10 **(II) ANY GIFT OR GRANT OF MONEY MADE TO THE FUND;**

11 **(III) PAYMENTS MADE ON LOANS FROM THE FUND; AND**

12 **(IV) EARNINGS OF THE FUND.**

13 **(2) MONEY OF THE FUND MAY BE INVESTED CONSISTENT WITH THE**
14 **INVESTMENT POLICY OF HOWARD COUNTY.**

15 **(D) (1) THE FUND SHALL BE USED TO PROMOTE EQUITABLE ACCESS TO**
16 **AFFORDABLE HOUSING FOR HOUSEHOLDS OF LIMITED INCOME IN HOWARD**
17 **COUNTY.**

18 **(2) AUTHORIZED USES OF THE FUND INCLUDE:**

19 **(I) PROVIDING ASSISTANCE TO RENTERS AND FIRST-TIME**
20 **HOME BUYERS;**

21 **(II) DEVELOPING, PRESERVING, REHABILITATING, AND**
22 **IMPROVING AFFORDABLE HOUSING, INCLUDING AFFORDABLE RENTAL HOUSING;**
23 **AND**

24 **(III) INCREASING, BY ANY OTHER MEANS, THE AFFORDABILITY**
25 **OR ACCESSIBILITY OF HOUSING FOR HOUSEHOLDS OF LIMITED INCOME IN HOWARD**
26 **COUNTY.**

27 **(E) (1) SUBJECT TO PARAGRAPH (2) OF THIS SUBSECTION, THE**
28 **DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT IS AUTHORIZED TO**

1 ADMINISTER THE FUND FOR THE PURPOSE ESTABLISHED IN SUBSECTION (D) OF
2 THIS SECTION BY ISSUING LOANS, GRANTS, GUARANTEES, OR DIRECT FINANCIAL
3 ASSISTANCE TO INDIVIDUALS, NONPROFIT ORGANIZATIONS, OR DEVELOPERS OF
4 AFFORDABLE HOUSING.

5 (2) (I) A MINIMUM OF 50% OF THE EXPENDITURES FROM THE
6 FUND IN A FISCAL YEAR SHALL BENEFIT HOUSEHOLDS WITH AN ANNUAL INCOME OF
7 NOT MORE THAN 50% OF THE MEDIAN INCOME FOR HOWARD COUNTY.

8 (II) A MINIMUM OF 40% OF THE EXPENDITURES IDENTIFIED IN
9 SUBPARAGRAPH (I) OF THIS PARAGRAPH SHALL BENEFIT HOUSEHOLDS WITH AN
10 ANNUAL INCOME OF NOT MORE THAN 30% OF THE MEDIAN INCOME FOR HOWARD
11 COUNTY.

12 (F) ON OR BEFORE DECEMBER 1, 2023, AND EACH DECEMBER 1
13 THEREAFTER, THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
14 SHALL PREPARE AND SUBMIT AN ANNUAL REPORT TO THE COUNTY COUNCIL, THE
15 COUNTY EXECUTIVE, AND, IN ACCORDANCE WITH § 2-1257 OF THE STATE
16 GOVERNMENT ARTICLE OF THE ANNOTATED CODE OF MARYLAND, THE HOWARD
17 COUNTY DELEGATION TO THE GENERAL ASSEMBLY ON THE ACTIVITY OF THE FUND
18 DURING THE PRIOR FISCAL YEAR.

19 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect July
20 1, 2022.