

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

Committee Report: Favorable

House action: Adopted

Read second time: February 16, 2021

CHAPTER _____

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)

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

3 **Article – Housing and Community Development**

4 4–101.

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

6 (b) “Administration” means the Community Development Administration.

7 4–211.

8 (a) The Administration shall:

9 (1) assist the Governor in coordinating the activities of governmental units
10 of the State that affect the solution of community development problems and the
11 implementation of community plans;

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

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

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

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

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

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

27 (i) technical assistance and advisory, consultative, training, and
28 educational services; and

29 (ii) grants and loans to pay for:

30 1. the services and technical assistance; and

1 2. any development costs;

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

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

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

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

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

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

19 (b) To implement community development projects and public purpose projects in
20 accordance with Part V of this subtitle, and subject to §§ 4–213(b) and 4–214 of this subtitle,
21 the Administration may:

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

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

26 (iii) transfer, lease, mortgage, or otherwise dispose of or encumber
27 the land;

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

30 (ii) manage and operate the property;

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

32 (iv) transfer, lease, mortgage, or otherwise dispose of or encumber
33 the property; or

- 1 (v) take assignments of rentals or leases for the property;
- 2 (3) arrange or contract with a political subdivision or private party in
3 connection with a community development project or public purpose project for:
- 4 (i) planning, replanning, zoning, or rezoning;
- 5 (ii) opening, grading, or closing streets, roads, alleys, or other places;
- 6 (iii) furnishing facilities;
- 7 (iv) acquiring property or property rights by the political subdivision;
- 8 or
- 9 (v) furnishing property or services; and
- 10 (4) spend Administration money for an undertaking that the Secretary
11 approves.

12 (c) The Administration shall develop and implement a weatherization program
13 to provide money for insulation materials and insulation costs to households that qualify
14 based on income and the program eligibility guidelines that the Secretary establishes.

15 **(D) (1) ON OR BEFORE SEPTEMBER 1 EACH YEAR, THE ADMINISTRATION**
16 **SHALL PREPARE A REPORT ON COMPLIANCE MONITORING FOR LOW-INCOME**
17 **HOUSING TAX CREDITS AND MULTIFAMILY RENTAL ASSISTANCE PROGRAMS DURING**
18 **THE IMMEDIATELY PRECEDING FISCAL YEAR.**

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

20 **(I) THE IDENTIFICATION OF PROJECTS UNDER CONTRACT FOR**
21 **COMPLIANCE MONITORING; AND**

22 **(II) COMMENTS AND FEEDBACK FROM RESIDENTS OF PROJECTS**
23 **SUBJECT TO THE ADMINISTRATION'S OVERSIGHT.**

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

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

26 **(II) INSTRUCTIONS FOR RESIDENTS TO SUBMIT COMMENTS OR**
27 **FEEDBACK REGARDING PARTICULAR PROJECTS TO THE ADMINISTRATION FOR**
28 **INCLUSION IN COMPLIANCE MONITORING REPORTS; AND**

1 **(III) A USER-FRIENDLY DATA DASHBOARD CONTAINING**
2 **COMPLIANCE MONITORING INFORMATION REPORTED UNDER THIS SUBSECTION.**

3 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect July
4 1, 2021.

Approved:

Governor.

Speaker of the House of Delegates.

President of the Senate.