1	L.D. 1867			
2	Date: (Filing No. H-)			
3	HOUSING			
4	Reproduced and distributed under the direction of the Clerk of the House.			
5	STATE OF MAINE			
6	HOUSE OF REPRESENTATIVES			
7	131ST LEGISLATURE			
8	SECOND REGULAR SESSION			
9 10	COMMITTEE AMENDMENT "" to H.P. 1197, L.D. 1867, "An Act to Establish the Community Housing and Rural Development Authority"			
11	Amend the bill by striking out the title and substituting the following:			
12	'An Act to Establish the Community Housing Production Program'			
13 14	Amend the bill by striking out everything after the enacting clause and inserting the following:			
15	'Sec. 1. 30-A MRSA c. 201, sub-c. 3-D is enacted to read:			
16	SUBCHAPTER 3-D			
17	COMMUNITY HOUSING PRODUCTION			
18	<u>§4768. Definitions</u>			
19 20	As used in this subchapter, unless the context otherwise indicates, the following terms have the following meanings.			
21 22	<u>1.</u> Fund. "Fund" means the Community Housing Production Fund established in section 4769.			
23 24	<u>2.</u> Program. "Program" means the Community Housing Production Program established in section 4770.			
25	3. State authority. "State authority" means the Maine State Housing Authority.			
26	§4769. Community Housing Production Fund			
27 28	1. Establishment. The Community Housing Production Fund is established under the jurisdiction of the Maine State Housing Authority.			
29	2. Sources of fund. The following must be paid into the fund:			
30	A. All money appropriated for inclusion in the fund;			

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1 2	B. Subject to any pledge, contract or other obligation, all interest, dividends or other income from investment of the fund; and			
3 4	C. Any other money, including federal money, deposited in the fund to implement the provisions of this subchapter.			
5 6 7 8	3. Application of fund. The state authority may use money in the fund for purposes authorized by this subchapter. Money in the fund may be deposited with the state authority to the credit of the fund or may be invested as provided by law. The following may be used to pay the administrative costs of the program:			
9	A. No more than 10% of the money in the fund; and			
10	B. Any earnings on money in the fund.			
11 12	<u>4. Accounts within fund.</u> The state authority may divide money in the fund into separate accounts determined necessary or convenient for carrying out this subchapter.			
13 14	5. Nonlapsing fund. The fund is a nonlapsing fund. All money in the fund must be continuously applied by the state authority to carry out this subchapter.			
15	§4770. Community Housing Production Program			
16 17	The Community Housing Production Program is established for the purpose of providing grants for the production of mixed-income rental housing.			
18 19 20	1. Operation. The state authority shall administer the program. The program may be operated in conjunction with other programs of the state authority to achieve the purpose of this subchapter.			
21 22 23 24 25 26 27	2. Uses of fund. Money in the fund may be used to meet the purposes of the program in the form of grants to developers incorporated as nonprofit organizations, housing cooperatives, municipalities or other public entities for the production of mixed-income rental housing for individuals with incomes up to 120% of the area median income as determined by the United States Department of Housing and Urban Development. The state authority may establish limits from time to time on the amount of grants to applicants to maintain a minimum balance in the fund.			
28 29 30	3. Provisions governing grants. The program must be administered pursuant to this section and give priority to projects that commit to maintain housing affordable to individuals with low income as described in this subsection.			
31 32 33	<u>A.</u> The state authority, by routine technical rules adopted in accordance with the Maine Administrative Procedure Act, shall establish criteria for the awarding of grants to qualified applicants.			
34	B. Grants may be provided only when:			
35 36 37 38	(1) The percentage of units to be developed as part of a project that are affordable to individuals with an income of 60% or less of the area median income as determined by the United States Department of Housing and Urban Development is 20% or more; and			
39 40 41 42	(2) The percentage of units to be developed as part of a project that are affordable to individuals with an income of 30% or less of the area median income as determined by the United States Department of Housing and Urban Development is 10% or more.			

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1 2	Sec. 2. Appropriations and allocations. T. allocations are made.	he following app	propriations and		
3	HOUSING AUTHORITY, MAINE STATE				
4	Community Housing Production Fund N480				
5 6	Initiative: Provides one-time funds for grants to nonprofit developers, cooperatives and public entities for the production of mixed-income rental housing.				
7 8 9	GENERAL FUND All Other	2023-24 \$0	2024-25 \$75,000,000		
10	GENERAL FUND TOTAL	\$0	\$75,000,000		
11	Housing Authority - State 0442				
12	Initiative: Provides one-time funds for existing homeownership assistance programs.				
13 14 15	GENERAL FUND All Other	2023-24 \$0	2024-25 \$25,000,000		
16 17	GENERAL FUND TOTAL	\$0	\$25,000,000		
18 19 20	HOUSING AUTHORITY, MAINE STATE DEPARTMENT TOTALS	2023-24	2024-25		
20 21 22	GENERAL FUND	\$0	\$100,000,000		
23	DEPARTMENT TOTAL - ALL FUNDS	\$0	\$100,000,000		
24	,				
25 26	Amend the bill by relettering or renumbering any nonconsecutive Part letter or section number to read consecutively.				
27	SUMMARY				
28 29 30 31 32 33 34 35	This amendment replaces the bill and changes the title. The amendment establishes the Community Housing Production Program. The program is administered by the Maine State Housing Authority for the purpose of providing grants for the production of mixed-income rental housing by nonprofit developers, cooperatives and public entities. The amendment includes an appropriation for the program and an appropriation for homeownership assistance programs administered by the Maine State Housing Authority. FISCAL NOTE REQUIRED (See attached)				

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