

**GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2009**

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**SENATE BILL 498*
PROPOSED HOUSE COMMITTEE SUBSTITUTE S498-PCS85246-SVx-38**

Short Title: Affordable Housing for Teachers/Edgecombe Co.

(Local)

Sponsors:

Referred to:

March 11, 2009

A BILL TO BE ENTITLED

1 AN ACT TO AUTHORIZE THE EDGECOMBE COUNTY BOARD OF EDUCATION TO
2 CONSTRUCT AND PROVIDE AFFORDABLE RENTAL HOUSING FOR TEACHERS
3 AND OTHER SCHOOL SYSTEM EMPLOYEES.

4 The General Assembly of North Carolina enacts:

5 **SECTION 1.** Notwithstanding G.S. 66-58, G.S. 115C-518, and Article 12 of
6 Chapter 160A of the General Statutes, or any other provision of law, and subject to the
7 restrictions set out in this act, the Edgecombe County Board of Education may contract with
8 any person, firm, partnership, corporation, association, foundation, or other business entity to
9 construct, provide, or maintain affordable rental housing on property owned or leased by the
10 Edgecombe County Board of Education or by any other person, firm, partnership, corporation,
11 association, foundation, or other business entity.

12 **SECTION 2.** Notwithstanding G.S. 66-58, G.S. 115C-518, and Article 12 of
13 Chapter 160A of the General Statutes, the Edgecombe County Board of Education may
14 henceforth use its local funds, including its Edgecombe Learning Fund, to purchase, lease, or
15 otherwise acquire real property on which such housing would be located, and may assign,
16 donate, lease, or otherwise transfer certain rights in such real property to any person, firm,
17 partnership, corporation, association, foundation, or other business entity to hold title to and/or
18 manage such property, or otherwise further the purposes of this act. The Edgecombe County
19 Board of Education may henceforth use local funds, including its Edgecombe Learning Fund,
20 to support a nonprofit foundation to effectuate the purposes of this act.

21 **SECTION 3.** Notwithstanding G.S. 66-58, G.S. 115C-518, and Article 12 of
22 Chapter 160A of the General Statutes, or any other provision of law, the Edgecombe County
23 Board of Education or its designee may rent housing units owned or leased by the Board
24 pursuant to this act for residential use. In renting such housing units, the Board shall give
25 priority to Edgecombe County public school teachers and shall thereafter give priority to other
26 Edgecombe County public school professional staff or other Board employees, but shall also
27 use its discretion to achieve occupancy sufficient to sustain the purposes of this act. The Board
28 shall have the authority to establish reasonable rents for any such housing units, and may, in its
29 discretion, charge below-market rates.

30 **SECTION 4.** This act shall not exempt any affordable housing units constructed
31 pursuant to this act from compliance with applicable building codes, zoning ordinances, or
32 health and safety statutes, rules, or regulations.

33 **SECTION 5.** This act is effective when it becomes law.
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