

GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2009

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HOUSE BILL 531*

Short Title: Affordable Housing for Teachers/Edgecombe Co. (Local)

Sponsors: Representatives Tolson, Farmer-Butterfield (Primary Sponsors); E. Floyd and Hughes.

Referred to: Education, if favorable, Finance.

March 12, 2009

A BILL TO BE ENTITLED
AN ACT TO AUTHORIZE THE EDGECOMBE COUNTY BOARD OF EDUCATION TO
CONSTRUCT AND PROVIDE AFFORDABLE RENTAL HOUSING FOR TEACHERS
AND OTHER SCHOOL SYSTEM EMPLOYEES.

The General Assembly of North Carolina enacts:

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

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

SECTION 3. Notwithstanding G.S. 66-58, G.S. 115C-518, and Article 12 of Chapter 160A of the General Statutes, or any other provision of law, the Edgecombe County Board of Education or its designee may rent housing units owned or leased by the Board pursuant to this act for residential use. In renting such housing units, the Board shall give priority to Edgecombe County public school teachers and shall thereafter give priority to other Edgecombe County public school professional staff or other Board employees, but shall also use its discretion to achieve occupancy sufficient to sustain the purposes of this act. The Board shall have the authority to establish reasonable rents for any such housing units, and may, in its discretion, charge below-market rates. The provision of affordable housing for teachers or other board of education employees consistent with this act shall be considered an educational purpose pursuant to G.S. 105-278.7.

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

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

