

GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2009

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SENATE BILL 498*

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

Sponsors: Senator Jenkins.

Referred to: State and Local Government.

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.
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5 The General Assembly of North Carolina enacts:

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

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

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

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

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

