



HOUSE BILL 375: Authorize Teacher-Gov't Emp'ee Housing/Bertie.

2019-2020 General Assembly

Committee:	House Rules, Calendar, and Operations of the House	Date:	April 26, 2019
Introduced by:	Rep. Goodwin	Prepared by:	Erika Churchill
Analysis of:	PCS to First Edition H375-CSST-20		Staff Attorney

OVERVIEW: *House Bill 375 would authorize Bertie County to construct, maintain, and lease affordable rental housing for teachers and other employees of Bertie County Schools, Bertie County employees, Town of Windsor employees and State employees residing in Bertie County.*

[As introduced, this bill was identical to S8, as introduced by Sen. Smith, which is currently in Senate Rules and Operations of the Senate.]

CURRENT LAW: Under G.S. 66-58, popularly known as the Umstead Act, governmental units, with the exception of counties and cities, are generally prohibited from engaging in the sale of goods and services in competition with citizens of the State. In disposing of, or leasing, property owned by the county, a county must comply with the procedures set forth in Article 12 of Chapter 160A of the General Statutes, Sale and Disposition of Property.

BILL ANALYSIS: The bill would authorize the County of Bertie to do all of the following:

- To contract with any person, partnership, corporation, or other business entity to construct, provide, or maintain affordable rental housing on property owned by the County.
- To manage, lease, and maintain rental housing units constructed affordable rental housing units for any of the following:
 - Bertie County Schools teachers and employees.
 - Bertie County employees.
 - Town of Windsor employees.
 - State employees residing in Bertie County.
- To establish reasonable rents for the affordable rental housing units, including, in its discretion, below-market rates.

EFFECTIVE DATE: Effective when it becomes law.

BACKGROUND: Six other boards of education have similar authority to lease housing to teachers within the local school administrative unit: Dare County Board of Education (S.L. 2004-16); Bertie County Board of Education (S.L. 2006-61); Hertford County Board of Education (S.L. 2006-86); Asheville City Board of Education (S.L. 2007-239); Transylvania County Board of Education (S.L. 2009-154); and Edgecombe County Board of Education (S.L. 2009-161). The specific authority granted to each board of education varies.

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Legislative Analysis
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