

**GENERAL ASSEMBLY OF NORTH CAROLINA  
SESSION 2009**

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**SENATE BILL 498\*  
House Committee Substitute Favorable 6/17/09**

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

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Sponsors:

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Referred to:

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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.

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

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

