

# SENATE BILL 540

F2

(6lr2825)

## ENROLLED BILL

— Education, Health, and Environmental Affairs/Appropriations —

Introduced by **Senator Conway**

Read and Examined by Proofreaders:

\_\_\_\_\_  
Proofreader.

\_\_\_\_\_  
Proofreader.

Sealed with the Great Seal and presented to the Governor, for his approval this

\_\_\_\_\_ day of \_\_\_\_\_ at \_\_\_\_\_ o'clock, \_\_\_\_\_ M.

\_\_\_\_\_  
President.

### CHAPTER \_\_\_\_\_

1 AN ACT concerning

2 **Morgan State University – Student Housing**

3 FOR the purpose of prohibiting the Board of Regents of Morgan State University from  
4 entering into any contract for student housing that is located in a certain block of  
5 Havenwood Road in Baltimore City unless a certain improvement association  
6 approves; requiring the Board of Regents to give certain notice to certain committees  
7 of the General Assembly under certain circumstances; specifying certain height  
8 restrictions for certain student housing; requiring certain supervision of students  
9 who live in certain housing; requiring the Morgan State University Police and Public  
10 Safety Department to provide certain patrols of certain student housing subject to  
11 certain coordination; specifying a certain priority for certain student housing;  
12 requiring certain student housing to be converted to certain residential dwelling  
13 units under certain circumstances; requiring the developer of a certain shopping  
14 center to fulfill certain goals and employ certain individuals, to the extent  
15 practicable; and generally relating to student housing and Morgan State University.

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#### EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

Underlining indicates amendments to bill.

~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from the law by amendment.

*Italics indicate opposite chamber/conference committee amendments.*



1 BY repealing and reenacting, with amendments,  
 2 Article – Education  
 3 Section 14–104(g)  
 4 Annotated Code of Maryland  
 5 (2014 Replacement Volume and 2015 Supplement)

6 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,  
 7 That the Laws of Maryland read as follows:

8 **Article – Education**

9 14–104.

10 (g) (1) [Subject] EXCEPT AS PROVIDED IN PARAGRAPH (2) OF THIS  
 11 SUBSECTION AND SUBJECT to any applicable State law, rule, or regulation, the Board of  
 12 Regents may contract with any person to receive or provide services, research, training, or  
 13 demonstrations.

14 (2) THE BOARD OF REGENTS MAY NOT ENTER INTO ANY CONTRACT  
 15 FOR STUDENT HOUSING THAT IS LOCATED IN THE 1500 BLOCK OF HAVENWOOD  
 16 ROAD IN BALTIMORE CITY UNLESS ~~THE~~:

17 (I) THE HILLEN ROAD IMPROVEMENT ASSOCIATION  
 18 APPROVES; AND

19 (II) THE DEVELOPER EXECUTES A MEMORANDUM OF  
 20 UNDERSTANDING WITH THE HILLEN ROAD IMPROVEMENT ASSOCIATION AND THE  
 21 ORIGINAL NORTHWOOD COMMUNITY ASSOCIATION REGARDING DEVELOPMENT OF  
 22 THE NORTHWOOD SHOPPING CENTER.

23 (3) THE MAXIMUM HEIGHT OF THE STUDENT HOUSING SPECIFIED IN  
 24 PARAGRAPH (2) OF THIS SUBSECTION MAY NOT EXCEED:

25 ~~(I) TWO STORIES ABOVE ANY RETAIL DEVELOPMENT THAT IS~~  
 26 ~~LOCATED ON THE SOUTH SIDE OF THE 1600 BLOCK OF ARGONNE DRIVE;~~

27 ~~(II) FOUR STORIES ABOVE ANY RETAIL DEVELOPMENT THAT IS~~  
 28 ~~LOCATED ON THE NORTH SIDE OF THE 1600 BLOCK OF SHEFFIELD ROAD;~~

29 ~~(III) TWO STORIES ABOVE ANY RETAIL DEVELOPMENT THAT IS~~  
 30 ~~LOCATED ON THE NORTH SIDE OF THE 1600 BLOCK OF ARGONNE DRIVE; AND~~

1                    (I) TWO STORIES ABOVE ANY RETAIL DEVELOPMENT THAT IS  
2 LOCATED ON THE NORTH SIDE OF THE 1500 OR 1600 BLOCK OF HAVENWOOD ROAD;  
3 AND

4                    ~~(IV)~~ (II) THREE STORIES ABOVE ANY RETAIL DEVELOPMENT  
5 THAT IS LOCATED ON THE SOUTH SIDE OF THE ~~1600~~ 1500 BLOCK OF SHEFFIELD  
6 ROAD.

7                    (4) THE MANAGEMENT COMPANY OF THE STUDENT HOUSING  
8 SPECIFIED IN PARAGRAPH (2) OF THIS SUBSECTION SHALL PROVIDE 24-HOUR  
9 SUPERVISION OF THE STUDENTS WHO LIVE IN THE HOUSING.

10                   (5) (I) THE MORGAN STATE UNIVERSITY POLICE AND PUBLIC  
11 SAFETY DEPARTMENT SHALL PROVIDE 24-HOUR PATROLS OF THE STUDENT  
12 HOUSING SPECIFIED IN PARAGRAPH (2) OF THIS SUBSECTION.

13                   (II) THE MANAGEMENT COMPANY OF THE STUDENT HOUSING  
14 SPECIFIED IN PARAGRAPH (2) OF THIS SUBSECTION AND THE MORGAN STATE  
15 UNIVERSITY POLICE AND PUBLIC SAFETY DEPARTMENT SHALL JOINTLY  
16 COORDINATE THE PATROLS REQUIRED UNDER THIS PARAGRAPH.

17                   (6) PRIORITY FOR HOUSING IN THE STUDENT HOUSING SPECIFIED IN  
18 PARAGRAPH (2) OF THIS SUBSECTION SHALL BE GIVEN TO STUDENTS IN THE  
19 FOLLOWING ORDER:

20                   (I) GRADUATE STUDENTS;

21                   (II) SENIOR UNDERGRADUATE STUDENTS; AND

22                   (III) JUNIOR UNDERGRADUATE STUDENTS;

23                   (IV) SOPHOMORE UNDERGRADUATE STUDENTS; AND

24                   (V) FRESHMAN UNDERGRADUATE STUDENTS.

25                   (7) ON THE TERMINATION OF ANY CONTRACT ENTERED INTO BY THE  
26 BOARD OF REGENTS UNDER PARAGRAPH (2) OF THIS SUBSECTION, THE HOUSING  
27 SHALL BE CONVERTED TO NONOWNER-OCCUPIED RESIDENTIAL DWELLING UNITS.

28                   (8) TO THE EXTENT PRACTICABLE, THE DEVELOPER OF A SHOPPING  
29 CENTER LOCATED IN THE 1500 BLOCK OF HAVENWOOD ROAD IN BALTIMORE CITY  
30 SHALL:

31                   (I) FULFILL MINORITY BUSINESS ACCELERATOR GOALS; AND

1 (II) EMPLOY INDIVIDUALS WHO RESIDE IN THE 43RD  
2 LEGISLATIVE DISTRICT.”.

3 SECTION 2. AND BE IT FURTHER ENACTED, That if the Board of Regents of  
4 Morgan State University enters into a contract for student housing in accordance with this  
5 Act, the Board of Regents shall notify the Senate Education, Health, and Environmental  
6 Affairs Committee and the House Appropriations Committee, in accordance with § 2-1246  
7 of the State Government Article.

8 SECTION ~~2.~~ 3. AND BE IT FURTHER ENACTED, That this Act shall take effect  
9 October 1, 2016.

Approved:

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Governor.

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President of the Senate.

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Speaker of the House of Delegates.