

Governor's Office amendment to HB1117
Black language – CML negotiated language
Red language – Governor's Office asks

NO LOCAL GOVERNMENT MAY EXERCISE THE AUTHORITY GRANTED BY THIS SUBSECTION (1)(e.5) UNLESS THE LOCAL GOVERNMENT **CURRENTLY** DEMONSTRATES ITS COMMITMENT TO INCREASE THE OVERALL NUMBER AND DENSITY OF HOUSING UNITS WITHIN ITS JURISDICTION AND TO PROMOTE OR INCENTIVIZE THE CONSTRUCTION OF AFFORDABLE HOUSING UNITS BY TAKING ONE OR MORE OF THE FOLLOWING ACTIONS:

(I) ADOPTED CHANGES TO ZONING AND LAND USE POLICIES THAT ARE INTENDED TO INCREASE THE OVERALL DENSITY AND AVAILABILITY OF HOUSING, INCLUDING BUT NOT LIMITED TO: UPZONING PROPERTIES TO INCREASE THE NUMBER OF HOUSING UNITS ALLOWED; PROMOTING MIXED-USE ZONING ALLOWING HOUSING UNITS TO BE INCORPORATED IN A WIDER RANGE OF DEVELOPMENTS; PERMITTING MORE THAN ONE DWELLING UNIT PER LOT IN TRADITIONAL SINGLE-FAMILY LOTS; INCREASING THE PERMITTED HOUSEHOLD SIZE IN SINGLE FAMILY HOMES; PROMOTING DENSER HOUSING DEVELOPMENT NEAR TRANSIT AND PLACES OF EMPLOYMENT; GRANTING DENSITY BONUSES TO DEVELOPMENT PROJECTS THAT INCORPORATE AFFORDABLE HOUSING; OR ADOPTING POLICIES TO PROMOTE THE DIVERSITY OF THE HOUSING STOCK WITHIN THE COMMUNITY INCLUDING A MIX OF BOTH FOR-SALE AND RENTAL HOUSING OPPORTUNITIES;

~~(II) ADOPTED A DEDICATED FUNDING STREAM TO SUBSIDIZE THE CONSTRUCTION OF AFFORDABLE HOUSING UNITS;~~

(III) **MATERIALLY** REDUCED OR ELIMINATED UTILITY CHARGES, REGULATORY FEES, **OR** LOCAL TAXES APPLICABLE TO AFFORDABLE HOUSING UNITS;

(IV) GRANTED TO AFFORDABLE HOUSING DEVELOPMENTS **MATERIAL** REGULATORY RELIEF FROM ANY TYPE OF ZONING OR OTHER REGULATORY REQUIREMENT THAT WOULD NORMALLY RESTRICT THE DENSITY OF NEW DEVELOPMENT OR REDEVELOPMENT;

~~(V) EXPEDITED REGULATORY APPROVAL PROCESSES FOR AFFORDABLE HOUSING DEVELOPMENTS;~~

(VI) ADOPTED POLICIES TO **MATERIALLY** MAKE SURPLUS PROPERTY OWNED BY THE LOCAL GOVERNMENT AVAILABLE **FOR THE DEVELOPMENT OF HOUSING**; OR

(VII) ADOPTED ANY OTHER REGULATORY MEASURE THAT IS EXPRESSLY DESIGNED AND INTENDED TO **SIGNIFICANTLY INCREASE THE SUPPLY OF HOUSING**.

THE DEPARTMENT OF LOCAL AFFAIRS SHALL DEVELOP GUIDANCE TO ASSIST LOCAL GOVERNMENTS WITH THE IMPLEMENTATION OF THIS SECTION.