

HB1117\_L.007

SENATE COMMITTEE OF REFERENCE AMENDMENT

Committee on State, Veterans, & Military Affairs.

HB21-1117 be amended as follows:

1 Amend reengrossed bill, page 2, line 20, strike "(1)(e.5)" and substitute  
2 "(1)(e.5), (1)(e.7), and (1)(e.9)".

3 Page 3, line 5, strike "(E.5)" and substitute "(e.5)".

4 Page 3, after line 17 insert:

5 "(e.7) NOTWITHSTANDING ANY OTHER PROVISION OF THIS SECTION,  
6 A LOCAL GOVERNMENT SHALL NOT EXERCISE THE AUTHORITY GRANTED BY  
7 SUBSECTION (1)(e.5) OF THIS SECTION UNLESS THE LOCAL GOVERNMENT  
8 DEMONSTRATES, AT THE TIME IT ENACTS A LAND USE REGULATION FOR  
9 THE PURPOSE OF EXERCISING SUCH AUTHORITY, ITS COMMITMENT TO  
10 INCREASING THE OVERALL NUMBER AND DENSITY OF HOUSING UNITS  
11 WITHIN ITS JURISDICTIONAL BOUNDARIES AND ITS COMMITMENT TO  
12 PROMOTING OR CREATING INCENTIVES TO THE CONSTRUCTION OF  
13 AFFORDABLE HOUSING UNITS BY TAKING ONE OR MORE OF THE FOLLOWING  
14 ACTIONS:

15 (I) ADOPT CHANGES TO ITS ZONING AND LAND USE POLICIES THAT  
16 ARE INTENDED TO INCREASE THE OVERALL DENSITY AND AVAILABILITY OF  
17 HOUSING, INCLUDING BUT NOT LIMITED TO:

18 (A) CHANGING ITS ZONING REGULATIONS TO INCREASE THE  
19 NUMBER OF HOUSING UNITS ALLOWED ON A PARTICULAR SITE;

20 (B) PROMOTING MIXED-USE ZONING THAT PERMITS HOUSING UNITS  
21 TO BE INCORPORATED IN A WIDER RANGE OF DEVELOPMENTS;

22 (C) PERMITTING MORE THAN ONE DWELLING UNIT PER LOT IN  
23 TRADITIONAL SINGLE-FAMILY LOTS;

24 (D) INCREASING THE PERMITTED HOUSEHOLD SIZE IN SINGLE  
25 FAMILY HOMES;

26 (E) PROMOTING DENSER HOUSING DEVELOPMENT NEAR TRANSIT  
27 STATIONS AND PLACES OF EMPLOYMENT;

28 (F) GRANTING DENSITY BONUSES TO DEVELOPMENT PROJECTS  
29 THAT INCORPORATE AFFORDABLE HOUSING UNITS; OR

30 (G) ADOPTING POLICIES TO PROMOTE THE DIVERSITY OF THE  
31 HOUSING STOCK WITHIN THE LOCAL COMMUNITY INCLUDING A MIX OF  
32 BOTH FOR-SALE AND RENTAL HOUSING OPPORTUNITIES;

33 (II) MATERIALLY REDUCE OR ELIMINATE UTILITY CHARGES,  
34 REGULATORY FEES, OR TAXES IMPOSED BY THE LOCAL GOVERNMENT  
35 APPLICABLE TO AFFORDABLE HOUSING UNITS;

36 (III) GRANT AFFORDABLE HOUSING DEVELOPMENTS MATERIAL  
37 REGULATORY RELIEF FROM ANY TYPE OF ZONING OR OTHER LAND  
38 DEVELOPMENT REGULATIONS THAT WOULD ORDINARILY RESTRICT THE

1 DENSITY OF NEW DEVELOPMENT OR REDEVELOPMENT;  
2 (IV) ADOPT POLICIES TO MATERIALLY MAKE SURPLUS PROPERTY  
3 OWNED BY THE LOCAL GOVERNMENT AVAILABLE FOR THE DEVELOPMENT  
4 OF HOUSING; OR  
5 (V) ADOPT ANY OTHER REGULATORY MEASURE THAT IS  
6 EXPRESSLY DESIGNED AND INTENDED TO INCREASE THE SUPPLY OF  
7 HOUSING WITHIN THE LOCAL GOVERNMENT'S JURISDICTIONAL  
8 BOUNDARIES.  
9 (e.9) THE DEPARTMENT OF LOCAL GOVERNMENT SHALL OFFER  
10 GUIDANCE TO ASSIST LOCAL GOVERNMENTS IN CONNECTION WITH THE  
11 IMPLEMENTATION OF THIS SECTION."

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