

GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2019

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SENATE BILL 316
State and Local Government Committee Substitute Adopted 4/30/19
Third Edition Engrossed 5/2/19

Short Title: Affordable Housing.

(Public)

Sponsors:

Referred to:

March 21, 2019

1 A BILL TO BE ENTITLED
2 AN ACT TO DIRECT CERTAIN MUNICIPALITIES TO REPORT TO THE GENERAL
3 ASSEMBLY ON LOCAL GOVERNMENT FUNDING, SUBSIDIES, AND ACTIVITIES
4 RELATED TO AFFORDABLE HOUSING.

5 The General Assembly of North Carolina enacts:

6 **SECTION 1.(a)** Every municipality in this State with a population of at least 90,000,
7 according to the July 1, 2016, Standard Population Estimates published by the Office of State
8 Budget and Management, shall prepare a report on the amount of affordable housing units
9 currently in use in the municipality that are subsidized by local government revenue or tax credits,
10 or that have local government oversight. Affordable housing is defined as housing affordable for
11 a household with income of up to eighty percent (80%) of area median income (AMI), and
12 moderate income housing is defined as housing affordable for a household with income that is
13 greater than eighty percent (80%), but not more than one hundred twenty percent (120%) AMI.
14 In addition, the report shall detail the strategies the municipalities are employing to limit the cost
15 of privately developed housing, and shall, at a minimum, include the extent to which
16 municipalities are engaged in the following activities:

- 17 (1) Rezoning for densities necessary to assure the production of moderate income
18 housing.
- 19 (2) Facilitating the rehabilitation or expansion of infrastructure that will
20 encourage the construction of moderate income housing.
- 21 (3) Encouraging the rehabilitation of existing uninhabitable housing stock into
22 moderate income housing.
- 23 (4) Considering general fund subsidies to waive construction-related fees that are
24 otherwise generally imposed by the city.
- 25 (5) Creating or allowing for, and reducing regulations related to, accessory
26 dwelling units in residential zones.
- 27 (6) Allowing for housing in commercial and mixed-use zones.
- 28 (7) Encouraging higher density or moderate income residential development near
29 major transit investment corridors.
- 30 (8) Eliminating or reducing parking requirements for residential development
31 where a resident is less likely to rely on the resident's own vehicle, such as
32 residential development near major transit investment corridors or senior
33 living facilities.
- 34 (9) Allowing for single-room occupancy developments.
- 35 (10) Preserving existing moderate income housing.



- 1 (11) Considering utilization of State or federal funds or tax incentives to promote
2 the construction of moderate income housing.
- 3 (12) Considering utilization of programs offered by the Housing Finance Agency
4 within that agency's funding capacity.
- 5 **SECTION 1.(b)** The report detailed in subsection (a) of this section shall be
6 submitted on or before October 1, 2019, to the Joint Legislative Oversight Committee on General
7 Government and the Fiscal Research Division.
- 8 **SECTION 2.** This act is effective when it becomes law.