

SENATE COMMITTEE OF REFERENCE REPORT

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Chair of Committee

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Date

April 27, 2021

Committee on State, Veterans, & Military Affairs.

After consideration on the merits, the Committee recommends the following:

HB21-1117 be amended as follows, and as so amended, be referred to the Committee of the Whole with favorable recommendation:

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, IT HAS TAKEN ONE OR  
10 MORE OF THE FOLLOWING ACTIONS TO INCREASE THE OVERALL NUMBER  
11 AND DENSITY OF HOUSING UNITS WITHIN ITS JURISDICTIONAL BOUNDARIES  
12 OR TO PROMOTE OR CREATE INCENTIVES TO THE CONSTRUCTION OF  
13 AFFORDABLE HOUSING UNITS:

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

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

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

21 (C) PERMITTING MORE THAN ONE DWELLING UNIT PER LOT IN

1 TRADITIONAL SINGLE-FAMILY LOTS;  
2 (D) INCREASING THE PERMITTED HOUSEHOLD SIZE IN SINGLE  
3 FAMILY HOMES;  
4 (E) PROMOTING DENSER HOUSING DEVELOPMENT NEAR TRANSIT  
5 STATIONS AND PLACES OF EMPLOYMENT;  
6 (F) GRANTING REDUCED PARKING REQUIREMENTS TO RESIDENTIAL  
7 OR MIXED-USE DEVELOPMENTS THAT INCLUDE HOUSING NEAR TRANSIT  
8 STATIONS OR AFFORDABLE HOUSING DEVELOPMENTS;  
9 (G) GRANTING DENSITY BONUSES TO DEVELOPMENT PROJECTS  
10 THAT INCORPORATE AFFORDABLE HOUSING UNITS; OR  
11 (H) ADOPTING POLICIES TO PROMOTE THE DIVERSITY OF THE  
12 HOUSING STOCK WITHIN THE LOCAL COMMUNITY INCLUDING A MIX OF  
13 BOTH FOR-SALE AND RENTAL HOUSING OPPORTUNITIES;  
14 (II) MATERIALLY REDUCE OR ELIMINATE UTILITY CHARGES,  
15 REGULATORY FEES, OR TAXES IMPOSED BY THE LOCAL GOVERNMENT  
16 APPLICABLE TO AFFORDABLE HOUSING UNITS;  
17 (III) GRANT AFFORDABLE HOUSING DEVELOPMENTS MATERIAL  
18 REGULATORY RELIEF FROM ANY TYPE OF ZONING OR OTHER LAND  
19 DEVELOPMENT REGULATIONS THAT WOULD ORDINARILY RESTRICT THE  
20 DENSITY OF NEW DEVELOPMENT OR REDEVELOPMENT;  
21 (IV) ADOPT POLICIES TO MATERIALLY MAKE SURPLUS PROPERTY  
22 OWNED BY THE LOCAL GOVERNMENT AVAILABLE FOR THE DEVELOPMENT  
23 OF HOUSING; OR  
24 (V) ADOPT ANY OTHER REGULATORY MEASURE THAT IS  
25 EXPRESSLY DESIGNED AND INTENDED TO INCREASE THE SUPPLY OF  
26 HOUSING WITHIN THE LOCAL GOVERNMENT'S JURISDICTIONAL  
27 BOUNDARIES.  
28 (e.9) THE DEPARTMENT OF LOCAL GOVERNMENT SHALL OFFER  
29 GUIDANCE TO ASSIST LOCAL GOVERNMENTS IN CONNECTION WITH THE  
30 IMPLEMENTATION OF THIS SECTION."

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