1) Extends the date in which a municipality must adopt a housing affordability zoning overlay district from July 1, 2021 to July 1, 2025.

2) Decreases the amount of land that must be zoned as a housing affordability zoning overlay district from 30% percent of all vacant land to 1% of all vacant land.

3) Removes language relating to prohibiting a municipality from enforcing any code, ordinance, or other legal requirement regulating the location and size of open space except for stormwater retention.

4) Establishes the Workforce Housing Supply and Affordability Study Committee to research and identify the factors contributing to the increase in housing costs and the lack of workforce housing, including government regulations and the cost of labor and materials.

5) Terminates the Study Committee July 1, 2021.
KERN FLOOR AMENDMENT

HOUSE OF REPRESENTATIVES AMENDMENTS TO H.B. 2841

(Reference to printed bill)

1 Page 1, line 11, strike "2021" insert "2025"
2 Lines 13 and 20, strike "THIRTY" insert "ONE"
3 Line 27, after "ELEMENTS" strike remainder of line
4 Strike line 28
5 Line 29, strike "EFFECTIVE DATE OF THIS SECTION"
6 Page 10, after line 38, insert:
7 "Sec. 3 Study committee on workforce housing supply and
8 affordability; membership; duties; delayed repeal
9 A. The study committee on workforce housing supply and affordability
10 is established consisting of the following members:
11 1. Three members of the senate who are appointed by the president of
12 the senate, not more than two of whom are members of the same political
13 party. The president of the senate shall designate one of these members to
14 serve as cochairperson of the committee.
15 2. Three members of the house of representatives who are appointed
16 by the speaker of the house of representatives, not more than two of whom
17 are members of the same political party. The speaker of the house of
18 representatives shall designate one of these members to serve as
19 cochairperson of the committee.
20 B. The committee shall research and identify the factors
21 contributing to the increase in housing costs and the lack of workforce
22 housing, including government regulations and the cost of labor and
23 materials. The committee shall make recommendations on reducing and
eliminating municipal zoning, land use and other regulations to make
workforce housing less costly, expedite development and construction
approvals and increase the supply of workforce housing without using tax
credits or subsidies including:

1. Examining how municipal zoning, land use and other regulations
increase the cost of housing and reduce the supply of housing.

2. Recommending reforms to municipal zoning to increase the supply
of workforce housing and make workforce housing more affordable.

3. Reducing or eliminating municipal regulations related to the
development, design and construction of new housing, including
architectural and aesthetic regulations.

4. Reducing and eliminating municipal land use regulations related
to residential subdivision layout and design.

5. Reducing or eliminating other state and municipal regulations
that increase the cost of workforce housing or decrease the supply of
workforce housing.

6. Reducing time delays in the permitting and approval processes for
all permits and approvals required as a condition of development and
construction of housing.

7. Creating a pro-housing regulatory environment to ensure that
municipalities are not enacting regulations that discourage or impede the
development of workforce housing through unreasonable cost or delay.

C. The committee may hold hearings, conduct fact-finding tours and
take testimony from witnesses. All hearings of the committee shall be open
to the public.

D. On request of the committee, an agency of this state or a
political subdivision of this state shall provide the committee with its
services, equipment, documents, personnel and facilities to the extent
possible without cost to the committee.

E. On or before, December 15, 2020, the committee shall submit a
report regarding its findings and recommendations to the governor, the
House Amendments to H.B. 2841

1 president of the senate and the speaker of the house of representatives and
2 provide a copy of this report to the secretary of state.
3 F. This section is repealed from and after June 30, 2021."
4 Amend title to conform

ANTHONY T. KERN

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C: LAT