

GENERAL ASSEMBLY OF NORTH CAROLINA  
SESSION 2019

FILED SENATE  
Mar 20, 2019  
S.B. 316  
PRINCIPAL CLERK

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SENATE BILL DRS35134-MQ-75

Short Title: Affordable Housing.

(Public)

Sponsors: Senators Wells, Krawiec, and Edwards (Primary Sponsors).

Referred to:

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. In addition, the report shall detail the strategies the  
11 municipalities are employing to limit the cost of privately developed housing, and shall, at a  
12 minimum, include the extent to which municipalities are engaged in the following activities:

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



1           **SECTION 1.(b)** The report detailed in subsection (a) of this section shall be  
2 submitted on or before October 1, 2019, to the Joint Legislative Committee on Local Government  
3 and the Fiscal Research Division.

4           **SECTION 2.** This act is effective when it becomes law.