

KEY AFFORDABLE HOUSING BILLS

February 28, 2019

HB 346 Healthy Housing (Rep. Sharon Cooper)

Prohibits retaliatory eviction of tenants complaining to code enforcement of unsafe and unhealthy rental housing conditions.

Status: House Judiciary Committee (Passed Subcommittee by substitute 2/28)

HB 388 Development Impact Fees (Rep. Deborah Silcox)

Allows local communities to waive the development impact fee for affordable housing without replenishing the funds from another source.

Status: House Governmental Affairs

HR 164 Dedication of Revenue by General Law (Rep. Jay Powell)

Constitutional amendment to authorize the General Assembly to dedicate revenue by general law for up to 1% of the total state budget, upon a 2/3 vote of the House and Senate, without a statewide referendum.

Status: Passed House; Senate Appropriations Committee

HB 313/SB 197 Tax Exemption for Habitat for Humanity (Rep. Spencer Frye/Sen. Greg Dolezal)

Property tax exemption for real property owned by purely public charities where property is held exclusively for the purpose of building or repairing single family homes to be financed to individuals using no-interest loans. Requires statewide referendum.

Status: HB 313 in House Ways & Means/SB 197 in Senate Finance

HB 427 Tax Exemption for Nonprofit Multifamily Housing (Rep. Park Cannon)

Property tax exemption for real property owned by a non-profit that is used exclusively for multi-family housing that is rented, leased or otherwise used for the purpose of securing an income. Requires statewide referendum.

Status: House Ways & Means

HB 461 Tax Exemption for Nonprofit Multifamily Housing (Rep. Park Cannon)

Property tax exemption for property owned by a nonprofit that is used exclusively for multiple-family housing. Requires state referendum.

Status: House Ways & Means

HB 507 Criteria for Ad Valorem Valuation of Property (Rep. Mike Wilensky)

Revises the manner in which the ad valorem taxation of property is assessed from requiring that the income approach be “considered” rather than utilized in determining FMV of income producing property.

Status: House Hopper

HB 523 Prohibits Local Government Regulation of Short Term Rentals (Rep. Kasey Carpenter)

As to short term rental property (of less than 8 days), cities and counties pre-empted from prohibiting or limiting occupancy, use, or regulating duration or frequency; requiring inspection, licensure or registration; or requiring licensure, or registration of owners or operators.

Status: House Hopper

HB 302/SB 172 Pre-empt Local Control of Design Elements (Rep. Vance Smith/Sen. Wilkinson)

Prohibits local governments from adopting or enforcing any ordinance or regulation relating to or regulating building design elements (including number and type of rooms, layout, foundation, roof, exterior cladding, location of windows and doors, etc.) as applied to one or two family dwellings, with some exceptions for historic districts, etc.

Status: HB 302 Passed Committee, in House Rules; SB 172 in Sen. Gov't Operations

HB 31 FY 2020 Budget

• **DBHDD, Adult Mental Health Services**

- Increase funds for state housing vouchers for 700 persons for permanent supportive housing for persons with severe and persistent mental illness cycling through courts, jails, prisons, hospitals and emergency departments - \$2.5M
- Fund state match funds for HUD HomeFirst public-private partnership to provide behavioral health services in permanent homeless supported housing - \$500K

• **Department of Community Affairs**

- Homeownership programs – no add
- Rental Housing programs – no add
- Special Housing initiatives – no add
- Adopt House Rural Development Council recommendation for blight removal and code enforcement (BRACE) program - \$300K
- State Housing Trust Fund for Homeless - \$3.2M

Status: Passed House; Senate Appropriations Committee

Other Areas of Interest:

Land Contracts – *no bill yet*

CLT Homestead Exemption – *Atlanta local legislation pending*

Condo and Homeowner Associations

Lottery Games for Homeless Veterans

Broadband

Rural Transit (Rep. Kevin Tanner, HB 508)

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