

April 5, 2001

S 1001. ZONING FOR INCLUSIONARY ZONING. TO ALLOW ZONING FOR INCLUSIONARY HOUSING. Adds new GS 153A-341.2 (counties) and GS 160A-383.2 (cities) to authorize expressly the use of inclusionary zoning to increase the availability of affordable housing units. Defines an affordable housing unit to mean a unit for sale to a person or family whose income does not exceed 80% of the median family income for the local area, or for rent to a person or family whose income does not exceed 60% of the median family income for the local area, as adjusted for family size, according to the latest figures from the U.S. Dep't of Housing and Urban Development. Applies to regulations, requirements, or development conditions imposed pursuant to any zoning special permit, zoning special exception, or subdivision plan. Authorizes, but does not compel, the local government to provide density bonuses if it requires inclusionary zoning. Provides that under an inclusionary zoning arrangement, the affected dwelling unit must stay affordable for at least five years but no more than 50 years after development. Amends GS 42-14.1(4) to except inclusionary zoning requirements from the general prohibition against local government rent control.

Intro. by Gulley.

Ref. to Judiciary I	GS 42,153A, 160A
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