

AMENDMENTS TO LB496

Introduced by Williams, 36.

1 1. Insert the following new sections:

2 Section 1. Section 18-2101, Revised Statutes Cumulative Supplement,
3 2016, is amended to read:

4 18-2101 Sections 18-2101 to 18-2144 and section 3 of this act shall
5 be known and may be cited as the Community Development Law.

6 Sec. 3. Prior to approving a redevelopment project to carry out the
7 construction of workforce housing, a governing body shall (1) receive a
8 housing study which is current within twenty-four months, (2) prepare an
9 incentive plan for construction of housing in the municipality targeted
10 to house existing or new workers, (3) hold a public hearing on such
11 incentive plan with notice which complies with the conditions set forth
12 in section 18-2115, and (4) after the public hearing find that such
13 incentive plan is necessary to prevent the spread of blight and
14 substandard conditions within the municipality, will promote additional
15 safe and suitable housing for individuals and families employed in the
16 municipality, and will not result in the unjust enrichment of any
17 individual or company. A public hearing held under this section shall be
18 separate from any public hearing held under section 18-2115.

19 2. On page 5, strike beginning with "cities" in line 12 through
20 "villages" in line 13 and insert "a rural community".

21 3. On page 7, line 18, strike "and"; and strike lines 19 through 29
22 and all amendments thereto and insert the following new subdivisions:

23 "(30) Rural community means any municipality in a county with a
24 population of fewer than one hundred thousand inhabitants as determined
25 by the most recent federal decennial census; and

26 (31) Workforce housing means:

27 (a) Housing that meets the needs of today's working families;

1 (b) Housing that is attractive to new residents considering
2 relocation to a rural community;

3 (c) Owner-occupied housing units that cost not more than two hundred
4 seventy-five thousand dollars to construct or rental housing units that
5 cost not more than two hundred thousand dollars per unit to construct.
6 For purposes of this subdivision (c), housing unit costs shall be updated
7 annually by the Department of Economic Development based upon the most
8 recent increase or decrease in the Producer Price Index for all
9 commodities, published by the United States Department of Labor, Bureau
10 of Labor Statistics;

11 (d) Owner-occupied and rental housing units for which the cost to
12 substantially rehabilitate exceeds fifty percent of a unit's assessed
13 value; and

14 (e) Upper-story housing."

15 4. Renumber the remaining sections and correct the repealer
16 accordingly.