

SB174_L.029

Amendment No. _____

SB24-174

SENATE FLOOR AMENDMENT

Second Reading

BY SENATOR Zenzinger

1 Amend the Local Government and Housing Committee Report, dated
2 April 9, 2024, page 1, strike lines 9 through 19 and substitute:

3 "(a) THE INVOLUNTARY RELOCATION, DUE TO INCREASED REAL
4 ESTATE PRICES, RENTS, PROPERTY REHABILITATION, REDEVELOPMENT,
5 DEMOLITION, OR OTHER ECONOMIC FACTORS, OF LOW-INCOME RESIDENTS
6 OR LOCALLY OWNED, COMMUNITY-SERVING BUSINESSES AND
7 INSTITUTIONS IN LOW-INCOME AREAS; AND".

8 Page 1 of the report, strike lines 23 and 24.

9 Page 2 of the report, strike lines 1 and 2 and substitute "AFFORDABLE TO
10 OTHER LOW-INCOME HOUSEHOLDS.". "

11 Amend printed bill, page 6, after line 19 insert:

12 "(11) "NEIGHBORHOOD CENTER" MEANS AN AREA THAT MEETS THE
13 FOLLOWING CRITERIA:

14 (a) ALLOWS A NET HOUSING DENSITY WITHIN ZONING THAT
15 SUPPORTS MIXED-USE PEDESTRIAN-ORIENTED NEIGHBORHOODS, THE
16 DEVELOPMENT OF REGULATED AFFORDABLE HOUSING, AND INCREASED
17 PUBLIC TRANSIT RIDERSHIP, AS APPLICABLE;

18 (b) USES AN EFFICIENT DEVELOPMENT REVIEW PROCESS FOR
19 MULTIFAMILY RESIDENTIAL DEVELOPMENT ON PARCELS IN THE AREA THAT
20 ARE NO LARGER THAN A SIZE DETERMINED BY THE DEPARTMENT;

21 (c) INCLUDES ASPECTS OF MIXED-USE PEDESTRIAN-ORIENTED
22 NEIGHBORHOODS, AS DETERMINED BY CRITERIA ESTABLISHED BY THE
23 DEPARTMENT; AND

24 (d) SATISFIES ANY OTHER CRITERIA, AS DETERMINED BY THE
25 DEPARTMENT, AND AS MAY VARY BY REGIONAL CONTEXT, FOR THE
26 QUALIFICATION OF AN AREA AS A NEIGHBORHOOD CENTER.". "

27 Renumber succeeding subsections accordingly.

28 Page 8 of the bill, line 7, strike "population growth projection".

29 Page 8 of the bill, lines 16 and 17, strike "NARROWLY TAILORED TO
30 IMPOSE THE LEAST FISCAL BURDEN ON" and substitute "DESIGNED TO
31 MINIMIZE THE FISCAL BURDEN ON LOCAL GOVERNMENTS AND REGIONAL".

32 Page 10 of the bill, line 10, strike "SECTION;" and substitute "SECTION

1 USING PER CAPITA WATER USE RATES IDENTIFIED IN CONSULTATION WITH
2 THE DEPARTMENT OF NATURAL RESOURCES;".

3 Page 11 of the bill, line 8, strike "SECTION;" and substitute "SECTION
4 USING PER CAPITA WATER USE RATES IDENTIFIED IN CONSULTATION WITH
5 THE DEPARTMENT OF NATURAL RESOURCES;".

6 Page 11 of the bill, line 23, strike "FUTURE POPULATION" and substitute
7 "POPULATION".

8 Page 4 of the report, line 20, strike "AND".

9 Page 5 of the report, line 1, strike "AND".

10 Page 13 of the bill, line 3, strike "AREAS" and substitute "IDENTIFY
11 AREAS".

12 Page 6 of the report, line 6, after "NO" insert "LESS".

13 Page 14 of the bill, line 27, after "THOUSAND," insert "OR HAS
14 EXPERIENCED A NEGATIVE POPULATION CHANGE OF AT LEAST ONE
15 PERCENT IN THE MOST RECENT DECENNIAL CENSUS,".

16 Page 15 of the bill, line 3, after "(5)" insert "(a)".

17 Page 15 of the bill, after line 7 insert:

18 "(b) FOR THE PURPOSES OF BOTH THIS SECTION AND SECTION
19 24-32-3705, A COUNTY'S POPULATION INCLUDES ONLY THE POPULATION
20 WITHIN A COUNTY'S UNINCORPORATED TERRITORY.".

21 Page 15 of the bill, line 27, after "(1)" insert "(a)".

22 Page 6 of the report, strike lines 18 through 21 and substitute:

23 "Page 16 of the bill, line 2, strike "THAT HAS A POPULATION OF ONE
24 THOUSAND OR MORE".".

25 Page 16 of the bill, after line 10 insert:

26 "(b) THE REQUIREMENTS OF THIS SECTION ONLY APPLY TO A LOCAL
27 GOVERNMENT THAT HAS A POPULATION OF:

28 (I) FIVE THOUSAND OR MORE; OR

1 (II) ONE THOUSAND OR MORE AND EITHER PARTICIPATED IN A
2 REGIONAL HOUSING NEEDS ASSESSMENT OR WOULD HAVE BEEN DEEMED,
3 AS OF JANUARY 1, 2024, TO BE A RURAL RESORT COMMUNITY AS DEFINED
4 IN SECTION 29-32-101 (10).

5 (c) THE REQUIREMENTS OF THIS SECTION DO NOT APPLY TO A
6 LOCAL GOVERNMENT THAT HAS EXPERIENCED A NEGATIVE POPULATION
7 CHANGE OF AT LEAST ONE PERCENT IN THE MOST RECENT DECENNIAL
8 CENSUS."

9 Page 19 of the bill, after line 20 insert:

10 "(8) POPULATION BY WHICH A LOCAL GOVERNMENT IS
11 DETERMINED TO BE SUBJECT TO THE PROVISIONS OF THIS SECTION MUST BE
12 DETERMINED TWO YEARS PRIOR TO THE DATE THAT THE LOCAL
13 GOVERNMENT IS REQUIRED TO COMPLETE A HOUSING ACTION PLAN
14 PURSUANT TO THIS SECTION."

15 Page 8 of the report, line 20, strike "CONSIDERS" and substitute
16 "ACCOUNTS FOR".

17 Page 8 of the report, line 21, strike "MAXIMIZE" and substitute
18 "SUBSTANTIALLY INCREASE" and after "HOUSING" insert "INCLUDING
19 REGULATED AFFORDABLE HOUSING".

20 Page 8 of the report, after line 34 insert:

21 "(f) CREATING A PROGRAM TO EXPEDITE DEVELOPMENT
22 APPROVALS FOR HOUSING DEVELOPMENT;

23 (g) CREATING OR EXPANDING A PROGRAM TO SUBSIDIZE OR
24 OTHERWISE REDUCE PERMIT FEES OTHER THAN IMPACT FEES OR SIMILAR
25 DEVELOPMENT CHARGES FOR REGULATED AFFORDABLE HOUSING;"

26 Reletter succeeding paragraphs accordingly.

27 Page 8 of the report, line 35, strike "REQUIRED" and substitute
28 "PROHIBITED".

29 Page 9 of the report, line 11, strike "NEW," and substitute "MARKET RATE
30 HOUSING DEVELOPMENT TO SUPPORT NEW,"

31 Page 9 of the report, line 15, strike "MAXIMIZING" and substitute "A
32 SUBSTANTIAL INCREASE IN".

1 Page 9 of the report, after line 18 insert:

2 "(d) AMENDING ZONING ORDINANCES THAT ALLOW THE
3 CONSTRUCTION OF SINGLE-UNIT DETACHED DWELLINGS TO ALLOW EITHER
4 ACCESSORY DWELLING UNITS OR DUPLEXES, TRIPLEXES, QUADPLEXES, AND
5 TOWNHOMES IN A SUBSTANTIAL PORTION OF THE JURISDICTION;

6 (e) AMENDING LOCAL LAWS TO ESTABLISH THE USE OF
7 ADMINISTRATIVE PROCESSES FOR THE REVIEW AND APPROVAL OF HOUSING
8 DEVELOPMENT THAT DO NOT INCLUDE A REQUIREMENT OF A PUBLIC
9 HEARING;

10 (f) DESIGNATING A NEIGHBORHOOD CENTER IN ACCORDANCE WITH
11 STANDARDS ADOPTED BY THE DEPARTMENT THAT MAY ESTABLISH
12 DIFFERENT CRITERIA FOR REGIONAL AND LOCAL CONTEXTS INCLUDING THE
13 MINIMUM SIZE OF A NEIGHBORHOOD CENTER AND MINIMUM NET
14 DENSITY;"

15 Reletter succeeding paragraphs accordingly.

16 Page 9 of the report, after line 23 insert:

17 "(I) ESTABLISHING A RIGHT OF FIRST REFUSAL PROGRAM OR
18 PROGRAMS THAT TRANSITION EXISTING HOUSING STOCK TO REGULATED
19 AFFORDABLE HOUSING;

20 (II) INCENTIVIZING AFFORDABLE CONDOMINIUM DEVELOPMENTS;"

21 Renumber succeeding subparagraphs accordingly.

22 Page 9 of the report, line 34, strike "LAW," and substitute "LAW OR
23 PROGRAM,".

24 Page 9 of the report, line 36, after "LAW" insert "OR PROGRAM".

25 Page 9 of the report, line 38, after "LAW" insert "OR PROGRAM".

26 Page 9 of the report, line 39, strike "THAN" and substitute "AS".

27 Page 10 of the report, line 19, strike "(4).". and substitute "(4).

28 (5) A LOCAL GOVERNMENT MAY SUBMIT AN EXISTING OR
29 PROPOSED LOCAL LAW OR PROGRAM, IN A FORM AND MANNER
30 DETERMINED BY THE DEPARTMENT, TO THE DEPARTMENT, AND THE
31 DEPARTMENT MAY DETERMINE THAT THE ADOPTION OF THE LOCAL LAW OR
32 PROGRAM QUALIFIES AS A DISPLACEMENT RISK MITIGATION STRATEGY FOR
33 PURPOSES OF THIS SECTION, SO LONG AS THE LOCAL LAW OR PROGRAM

1 SUPPORTS EQUAL OR GREATER MITIGATION OF DISPLACEMENT RISK AS THE
2 STRATEGIES DESCRIBED IN SUBSECTION (4) OF THIS SECTION.

3 (6) NOTWITHSTANDING THE ABSENCE OF SPECIFIC AUTHORIZATION
4 IN ANY OTHER LAW, A LOCAL GOVERNMENT HAS THE AUTHORITY TO
5 ENACT ORDINANCES OR RESOLUTIONS TO ADOPT AND IMPLEMENT THE
6 STRATEGIES IDENTIFIED IN THIS SECTION."."

7 Page 34 of the bill, line 10, after "LESS" insert "IN THE COUNTY'S
8 UNINCORPORATED TERRITORY".

9 Page 34 of the bill, line 13, strike "LESS." and substitute "LESS IN THE
10 COUNTY'S UNINCORPORATED TERRITORY."

11 Strike "GROWTH" and substitute "CHANGE" on: **Page 9**, line 5; **Page 11**,
12 line 23; **Page 27**, line 21; **Page 34**, line 11; **Page 36**, line 20; **Page 42**,
13 line 14; and **Page 44 of the bill**, line 26.

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