

The House Committee on Rules offers the following substitute to SB 144:

A BILL TO BE ENTITLED  
AN ACT

1 To amend Part 1 of Article 1 of Chapter 3 of Title 8 of the Official Code of Georgia  
2 Annotated, relating to general provisions for housing authorities, so as to limit the ability of  
3 city housing authorities to operate outside municipal boundaries without authorization; to  
4 revise a definition; to restate that such operations must conform to local planning and zoning  
5 requirements; to provide for related matters; to repeal conflicting laws; and for other  
6 purposes.

7 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

8 **SECTION 1.**

9 Part 1 of Article 1 of Chapter 3 of Title 8 of the Official Code of Georgia Annotated, relating  
10 to general provisions for housing authorities, is amended in Code Section 8-3-3, relating to  
11 definitions, by revising paragraph (1) as follows:

12 "(1) 'Area of operation,' in the case of a housing authority of a city, means such city and  
13 ~~the area within ten miles of the territorial boundaries thereof but does not mean any area~~  
14 which lies within the territorial boundaries of any other city unless, provided that a  
15 resolution shall have been adopted by the governing body of such other city declaring that  
16 there is a need for the city housing authority to exercise its powers within the territorial

S. B. 144 (SUB)

17 boundaries of said other city. No city, county, regional, or consolidated authority shall  
18 operate in any area in which an authority already established is operating without the  
19 consent by resolution of the authority already operating therein."

20

## SECTION 2.

21 Said part is further amended in Code Section 8-3-14, relating to consolidated housing  
22 authorities for two or more municipalities, by revising subsection (c) as follows:

23 "(c) The creation of a consolidated housing authority and the finding of need therefor shall  
24 be subject to the same provisions and limitations as are applicable to the creation of a  
25 regional housing authority; and all of the provisions of this article applicable to regional  
26 housing authorities and the commissioners thereof shall be applicable to consolidated  
27 housing authorities and the commissioners thereof; provided, however, that  
28 Code Section 8-3-107 shall not be applicable to the consolidation of housing authorities  
29 into a designated existing housing authority; and provided, further, that the area of  
30 operation of a consolidated housing authority shall include all of the territory within the  
31 boundaries of each municipality joining in the creation of such authority ~~together with the~~  
32 ~~territory within ten miles of the boundaries of each such municipality;~~ and provided,  
33 further, that for all such purposes, the term 'county' shall be construed as meaning  
34 'municipality,' the term 'governing body' in Code Section 8-3-106 shall be construed as  
35 meaning 'mayor or other executive head of the municipality,' and the terms 'county housing  
36 authority' and 'regional housing authority' shall be construed as meaning 'housing authority  
37 of the city' and 'consolidated housing authority,' respectively."

38

## SECTION 3.

39 Said part is further amended in Code Section 8-3-15, relating to extraterritorial operation of  
40 city housing authorities, by adding a new subsection to read as follows:

41 "(f) Any city housing authority operating housing projects that are outside such city and  
42 within ten miles of the boundaries of such city on July 1, 2021, shall be entitled to continue  
43 to operate such extraterritorial housing projects; provided, however, that no new housing  
44 projects outside such city shall be authorized without the governing body of the county or  
45 municipality where such housing project will be located consenting to the expansion of the  
46 housing authority's area of operation into such county or other municipality. Any such  
47 project shall conform to existing zoning classifications and land use plans of the political  
48 subdivision in which the proposed project will be located."

49 **SECTION 4.**

50 All laws and parts of laws in conflict with this Act are repealed.