

LEGISLATURE OF NEBRASKA  
ONE HUNDRED SEVENTH LEGISLATURE  
FIRST SESSION

**LEGISLATIVE BILL 555**

Introduced by Hansen, M., 26.

Read first time January 19, 2021

Committee:

- 1 A BILL FOR AN ACT relating to the Municipal Density and Missing Middle
- 2 Housing Act; to amend section 19-5504, Revised Statutes Cumulative
- 3 Supplement, 2020; to change the contents of a report relating to
- 4 affordable housing as prescribed; to repeal the original section;
- 5 and to declare an emergency.
- 6 Be it enacted by the people of the State of Nebraska,

1       Section 1. Section 19-5504, Revised Statutes Cumulative Supplement,  
2       2020, is amended to read:

3       19-5504 (1) On or before July 1, 2021, and by each July 1 every two  
4       years thereafter, each city shall electronically submit a report to the  
5       Urban Affairs Committee of the Legislature detailing its efforts to  
6       address the availability of and incentives for affordable housing through  
7       its zoning codes, ordinances, and regulations. Such report shall include,  
8       but not be limited to:

9       (a) An overview of the city's current residential zoning  
10      requirements;

11      (b) The percentage of areas in the city zoned for residential use  
12      which permit the construction of multifamily housing and middle housing;

13      (c) A breakdown of new residential construction in the city over the  
14      previous five years, including the percentage of such construction that  
15      was single-family housing, multifamily housing, and middle housing;

16      (d) A breakdown of residential units annexed by the city over the  
17      previous five years, including the percentage of such units that were  
18      single-family housing, multifamily housing, and middle housing;

19      (e) An estimate of the per-unit cost of housing in the city;

20      (f) Whether such zoning codes, ordinances, and regulations provide  
21      for density bonuses or other concessions or incentives which encourage  
22      residential density, and the frequency with which such bonuses,  
23      concessions, or incentives are utilized;

24      (g) Whether such zoning codes, ordinances, and regulations allow the  
25      construction of accessory dwelling units;

26      (h) What incentives the city applies to encourage the development of  
27      affordable housing, including both direct incentives and regulatory  
28      relief;

29      (i) The percentage of areas in the city zoned for residential use  
30      which have been declared substandard and blighted areas under the  
31      Community Development Law;

1        (j) The percentage of areas in the city zoned for residential use  
2        which have been declared extremely blighted areas under the Community  
3        Development Law;

4        (k) (i) A demographic analysis of the city with trends and estimates  
5        of the housing need classified by housing type and price range; and

6        (1) (j) Efforts to adopt an affordable housing action plan as  
7        required under section 19-5505.

8        (2) The Urban Affairs Committee of the Legislature may require any  
9        city to present its report to the committee at a public hearing.

10       Sec. 2.    Original section 19-5504, Revised Statutes Cumulative  
11       Supplement, 2020, is repealed.

12       Sec. 3.    Since an emergency exists, this act takes effect when  
13       passed and approved according to law.