

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 (l) (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.