

SB-39

To encourage the creation of affordable housing options and increase the availability of homes for low-income people and/or families in new residential developments.

IN THE SENATE OF THE AMERICAN LEGION BOYS NATION

Mr. Broussard of Louisiana introduced the following bill;

A BILL

To encourage the creation of affordable housing options and increase the availability of homes for low-income people and/or families in new residential developments.

Be it enacted by The American Legion Boys Nation Senate assembled,

SECTION 1. SHORT TITLE.

This Act may be cited as the "Housing For All".

SECTION 2.

(1) "Affordable" represents no more than 30% of a single person or a family's (a group of two or more united by the ties of marriage, blood, or adoption) monthly income as reported on that person or family's most recent tax filings.

(2) "Low-Income" represents any person or family's taxable income for the preceding year that is at or below 150% of the national poverty level amount OR qualifies for state and/or federal welfare programs such as but not limited to SNAP, TANF, or WIC.

(3) "Residential development" is defined as any proposed development that was successfully zoned by the zoning committee of each city, county, or parish as residential.

(4) "Units" is defined as any home, apartment, townhome, and/or other residential building that is part of the new residential developments.

(5) "SNAP" represents the Supplemental Nutrition Assistance Program where eligible low-income individuals and families are provided with a set amount of money to buy food.

(6) "TANF" represents the Temporary Assistance for Needy Families program in which temporary financial assistance to low-income families with children is provided to help cover their basic needs.

(7) "WIC" represents the Women, Infants, and Children program in which healthy food and healthcare referrals to low-income pregnant women, new mothers, and young children are provided.

SECTION 3.

(1) All new residential developments consisting of 20 or more units shall be subject to the new zoning requirements.

(2) All new residential developments consisting of 20 or more units shall have a minimum of 15% of the units allocated as affordable housing.

(3) This policy shall be enforced by local zoning authorities, who shall perform a visit to the development site upon completion of the project. The development company must also submit a letter to the zoning office detailing the percentage of affordable housing and their plans for collecting payment for said housing before being able to receive necessary approvals OR they must submit an explanation to zoning authorities for why they are choosing to pay the 15% fine, explained later in this bill, rather than build the affordable housing.

(4) Development companies will be required to submit an annual list of people who live in affordable housing in these new communities along with receipts of payment to local zoning authorities if they did not choose to pay the 15% fine explained later in this bill.

(5) Whether the affordable housing in question is available for rent or purchase is up to the discretion

of the developer.

SECTION 4.

(1) Local zoning authorities shall have the authority to provide whatever incentive deemed appropriate to enhance compliance, such as but not limited to decreased taxes for development companies.

(2) Developers may offer off-site construction of said affordable housing to maintain the visual appeal and cohesiveness of certain communities as long as the 15% requirement is met.

SECTION 5.

(1) Developers have the option of opting out of this policy, with the penalty being a fine worth 15% of the assessed value of the entire residential development. This fine will be given to the National Department of Housing and Urban Development to improve communities nationwide.

SECTION 6.

(1) When persons or families are no longer reliant on welfare programs, they will be required to either pay the market rate for their homes or they will be required to move into other places at their discretion. If they choose to pay the market rate, the affordable housing percentage of the development does not decrease as the buildings in question were originally built with the idea of affordable housing in mind.

SECTION 7.

(1) The nation shall evaluate the effectiveness of the inclusionary zoning requirements every 3 years and make necessary amendments to improve the program's outcomes.

(2) This policy is to go into effect 6 months after it has been passed and does not apply to residential developments that started construction but will not finish before this policy is enacted.