



**RESOLUTION 2023-022 OF THE LEWISVILLE TOWN COUNCIL
OPPOSING SENATE BILL 317 AND HOUSE BILL 562**

WHEREAS, Senate Bill 317 and House Bill 562, "Addressing the Workforce Housing Crisis," attempt to provide solutions to North Carolina's affordable and workforce housing shortages, they contain numerous problematic provisions that do not solve and may exacerbate the affordable housing situation; and,

WHEREAS, current planning and zoning ordinances have been adopted to promote the health, safety, and general welfare of the residents of Town of Lewisville through thoughtful and deliberate development activities that embrace the wishes of Lewisville residents and support our Comprehensive Plan; and,

WHEREAS, while these bills appear to purposefully circumvent development regulations authorized by G.S. 160D-702 under the guise of creating workforce housing, they not only fail to do so in a meaningful way, but they will also result in development inconsistent with our community plans established by the residents of the Town of Lewisville as described in our comprehensive land use plan, small area plans, overlay development plan, greenway plan, parks master plan and other adopted plans.

NOW, THEREFORE BE IT RESOLVED, that the Town of Lewisville, North Carolina, opposes Senate Bill 317 and House Bill 562 for the following reasons:

- The bills are an overreach that creates a loophole to avoid community planning without meaningfully addressing workforce housing.
- The bills would allow a development to claim workforce housing with less than 10% initial total owner-occupied workforce housing reducing to 0% workforce housing requirement after one year with a readjustment to market rate prices eliminating the intent of the bills to create affordable workforce housing.
- The bills undermine the local authority of our community's zoning regulations.
- The bills do not adequately address the affordability or the length of homeownership.
- The bills contain an unrealistic time allotment for approvals in section 160D-802.
- The bills create a default approval deadline favoring developers and undermining local zoning and planning processes.
- The bills generally eliminate local public input and local solutions to address workforce housing.
- The bills do not adequately address affordable housing in a meaningful and sustainable way.
- The bills are a continuation of the legislature's efforts to usurp the authority of local cities and towns to manage the growth of their communities in the best interests of our residents.

Adopted this the 11th day of May 2023.

ATTEST:

Mike Horn, Mayor

Dora K. Moore, Town Clerk