



Workforce Housing

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Workforce Housing Legislation

Below is a chart of state workforce housing legislation from the 2019 and 2020 legislative sessions. Bills introduced include construction of workforce housing, state workforce housing tax credits, negotiating land exchanges, restrictive covenants requiring land to be used to provide workforce housing, property tax incentives to promote residential development density for workforce housing, tax credits for agricultural workforce housing, expanding urban growth boundaries to include land designated as an urban reserve that supports workforce housing, the establishment of workforce housing development revolving loan funds to provide funding for loans to counties, cities, or towns for workforce housing development projects and bills regarding establishing workforce housing task forces.

State	Legislation
California	<p>2020 AB 434 (Enacted): Authorizes the Department of Housing and Community Development, in administering the Multifamily Housing Program, to establish set asides for specific project types or projects that serve specific target populations. Authorizes Joe Serna, Jr. Farmworker Housing Grant Program funds to be used for additional purposes, including loans for the construction or rehabilitation of rental housing for lower income agricultural employees.</p> <p>2019 ACA 1 (Failed - Adjourned): Would have created an exception to the 1% limit on the ad valorem property tax rate on real property that would authorize a city or county to levy an ad valorem tax to service bonded indebtedness incurred to fund the construction, reconstruction, rehabilitation, or replacement of public infrastructure or affordable housing, if the proposition proposing that tax is approved by 55% of the voters of the city or county. ... "affordable housing" shall include housing developments, or portions of housing developments, that provide workforce housing affordable to households earning up to 150 percent of countywide median income, and housing developments, or portions of housing developments, that provide housing affordable to lower, low-, or very low income households, as those terms are defined in state law.</p> <p>2019 AB 1783 (Enacted): Prohibits the provision of state funding for the purposes of funding predevelopment of, developing, or operating any housing used to comply with the federal law requirement to furnish housing to H-2A workers. Requires a local government to notify</p>

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the development proponent in writing if the local government determines that the development does not meet certain requirements by a specified time. Authorizes a local governmental entity to conduct a design review or public oversight of the development.

[2019 SB 5](#) (Vetoed): Would have established the Local-State Sustainable Investment Incentive Program, which would have been administered by the Sustainable Investment Incentive Committee. Would have authorized a city, county, city and county, joint powers agency, enhanced infrastructure financing district, affordable housing authority, community revitalization and investment authority or transit village development district to apply to the Committee to participate in the program and authorizes Committee to approve or deny applications for projects.

(a) Funding allocated to the program shall be used to support projects that include affordable housing. Eligible uses of this funding include:

(1) Construction of workforce and affordable housing. Priorities shall be provided for communities that adopt plans that streamline development including those adopted through a Workforce Housing Opportunity Zone...

[2019 AB 599](#) (Failed): Existing law provides that 20% of the moneys in the **Building Homes and Jobs Trust Fund on and after January 1, 2019, be appropriated by the Legislature and expended for affordable owner-occupied workforce housing**. This bill would have defined the terms "affordable workforce housing" and "affordable owner-occupied workforce housing" as housing that is affordable to persons and families of low or moderate income.

[2020 AB 3308](#) (Enacted): Specifies that **a school district may allow local public employees or other members of the public to occupy housing created through the Teacher Housing Act**. Provides that **the school district retains the right to prioritize school district employees over local public employees or other members of the public to occupy housing**.

[2020 AB 2323](#) (Failed – Adjourned): Would have required that a project is undertaken and is consistent with either a specific plan **prepared pursuant to specific provisions of law or a community plan for which an EIR has been certified within the preceding fifteen years in order to be exempt**. Would have required the project site to have been previously developed or to be a vacant site meeting certain requirements.

[2020 AB 2743](#) (Failed – Adjourned): Would have required the Department of Housing and Community Development, in collaboration with the State Department of Education, to administer a competitive grant program to provide planning grants to up to ten qualified school districts that partner with a developer to provide **affordable school employee rental housing to be used for specified purposes in connection with an affordable school employee rental housing project**.



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	<p>2020 AB 2755 (Failed – Adjourned): Would have stated the intent of the Legislature to enact legislation that would expand affordable housing opportunities for teachers and other local educational agency employees through the Teacher Housing Act.</p> <p>2020 AB 2852 (Failed – Adjourned): Would have authorized a school district to make units in a rental housing facility that is constructed, reconstructed, or renovated with financing proceeds, available to employees of other school districts, community college districts, cities, counties, and special districts. Would have expanded the Teacher Housing Act to include local agencies as entities that can establish and implement programs to address the housing needs of teachers and school district employees or local public employees.</p> <p>2020 SB 815 (Failed – Adjourned): Would have prohibited housing funded by the Community Services Block Grant program from being rented, sold, or subleased, to an agricultural employer or farm labor contractor who employs an H2A worker, until the end of a regulatory agreement or affordability covenant. Would have deleted the definition of agricultural employee housing under the Employee Housing Act. authorizes a developer to submit an application for a streamlined, ministerial approval process, if the development is zoned for agricultural use.</p> <p>2020 SB 906 (Failed – Adjourned): Would have redefined joint living and work quarters to mean residential occupancy by a group of persons, whether those persons are related or unrelated. Would have authorized an enforcement agency that issues a notice to correct or abate to an owner of an occupied substandard building or unit a statement that the owner has the right to request a delay in enforcement of up to 7 years.</p> <p>2020 SB 1017 (Failed – Adjourned): Would have required rental housing facilities for school district employees funded by proceeds realized under this provision to be affordable. Would have authorized for the exemption from the requirements that would otherwise apply to this sale or lease and its proceeds, one-time capital expenditures, the payment of pension obligations of that school district, the placement of funds in the school district's general fund reserve, and the offset of school district costs for special needs pupils.</p> <p>2020 SB 1299 (Failed – Adjourned): Would have required the Department of Housing and Community Development to administer a program to provide incentives in the form of grants allocated as provided to local governments that rezone idle sites used for a big box retailer or a commercial shopping center to instead allow the development of workforce housing. Would have required that the amount of grant awarded be equal to seven times the average amount of annual sales and use tax revenue generated by each idle site.</p>
Connecticut	<p>2019 SB 808 (Failed): Would have required the Department of Housing to conduct a study of methods to increase housing options for municipal employees; concerns workforce housing.</p>



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	<p>2020 SB 106 (Failed – Adjourned): Would have required the Department of Housing to conduct a study concerning methods to increase housing options for municipal employees.</p> <p>2020 SB 184 (Failed – Adjourned): Would have established the workforce housing development program in opportunity zones and to create additional opportunities for workforce housing development in other parts of the state using tax credits, fee waivers and property tax abatement.</p> <p>2020 SB 187 (Failed – Adjourned): Would have required the Department of Housing to conduct a study of methods to increase options for apprentices and other newly hired employees to reside in the municipality where they are employed.</p> <p>2020 SB 189 (Failed – Adjourned): Would have permitted municipalities to establish first responder affordable housing for active members of a volunteer fire department or volunteer ambulance service.</p>
Florida	<p>2019 SB 250 (Failed): Relates to a pilot state workforce housing tax credit; defines terms; provides a credit, within a specified time frame, against the corporate income tax for certain taxpayers owning interests in eligible workforce housing developments; requires the Housing Finance Corporation to make agency awards of the credit; specifies requirements for claiming and awarding awards.</p> <p>2019 HB 413 (Failed): Relates to a state workforce housing tax credit program; provides a credit, within a specified timeframe, against the corporate income tax for certain taxpayers owning interests in eligible workforce housing developments; requires the Florida Housing Finance Corporation to make agency awards of the credit; specifies requirements for claiming and awarding awards.</p> <p>2019 HB 443/SB 568 (Failed): Relates to assessment of property; authorizes local governments to enter into agreements with certain property owners to authorize the local governments to record specified restrictive covenants related to affordable housing; authorizes such covenants to contain resale restrictions and to be changed and updated under certain circumstances</p> <p>2020 HB 1459 (Failed – Died): Would have related to affordable housing tax reductions, authorizes counties, municipalities, and special districts to provide an exception or waiver of impact fees for certain not- for-profit corporations for specified purposes, defined the term supportive housing for certain purposes, defined terms, provided legislative findings, would have provided a tax reduction to certain entities that provide affordable housing to identified groups.</p>
Georgia	<p>2020 HB 749 (Failed – Adjourned): Related to local government, so as to provide for the protection of naturally occurring affordable housing and naturally occurring workforce</p>

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	<p>housing in certain designated areas, would have limited the participation of local governments in certain public-private partnerships.</p>
Hawaii	<p>2019 SB 379 (Pending – Carryover): Allows the Governor to negotiate land exchanges to acquire lands that are suitable for long term diversified agricultural production by the State or its lessees, in exchange for state lands to be acquired by private parties for development of affordable, workforce, and other housing for Hawaii residents.</p> <p>2019 SB 873 (Pending – Carryover): Requires priority be given to affordable, reserved, and workforce housing applicants who work within twenty five miles of the housing sought.</p> <p>2020 SB 2255 (Failed – Adjourned): Would have authorized the Public Housing Authority and Housing Finance and Development Corporation to provide rental housing projects for teachers employed by the Department of Education and public charter schools, appropriated funds for the Hawaii Public Housing Authority, appropriated funds for deposit into the dwelling unit revolving fund, would have required the Department of Education to lease land and contract with private entities for the development, management, maintenance, or revitalization of teacher housing.</p> <p>2019 HB 1101 (Pending – Carryover): To establish an agricultural housing task force to analyze and provide recommendations that would streamline existing laws, rules, and processes to authorize the construction of safe and sanitary on-farm workforce housing units for residential use by farmworkers within agricultural districts, on farms that are engaged in agricultural production.</p> <p>2020 HB 2021 (Failed – Adjourned): Would have clarified that the Department of Education may construct teachers' housing on a public school campus, would have required that teachers' housing units constructed or acquired on a school campus after a specified date, be rented at a low cost or no cost to new teachers employed full-time at that school.</p> <p>2020 HB 2547 (Failed – Adjourned): Would have consolidated the administration of low and moderate income housing into a single program by authorizing the Hawaii Housing Finance and Development Corporation to administer new reserved housing and workforce housing units in community development districts, provided that the Hawaii Housing Finance and Development Corporation may adopt rules to allow owners to obtain home equity lines of credit, refinance their units, or pay their shared equity.</p> <p>2020 HB 2550 (Failed – Adjourned): Would have allowed the Hawaii Housing Finance and Development Corporation to enter into public private partnerships with private sector entities to build affordable housing and reserves a portion of the housing units for the exclusive use of the employees of the private sector entity partner.</p>
Indiana	<p>2019 HB 1234 (Failed – Adjourned): Relates to housing tax credits; provides an affordable and</p>

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	<p>workforce housing state tax credit against state tax liability to a taxpayer for each taxable year in the state tax credit period of a qualified project in an aggregate amount that does not exceed the product of a percentage between 40% and 100% and the amount of the taxpayers aggregate federal tax credit for the qualified project.</p> <p>2019 SB 401 (Failed – Adjourned): Relates to workforce housing task force; establishes the workforce housing task force; provides that the task force consists of nine voting members appointed by the lieutenant governor and four nonvoting members of the general assembly; requires the task force to study and report on the operations of workforce and affordable housing programs in other States; requires the task force to develop recommendations to increase access to safe and affordable rental housing, and create more pathways to home ownership.</p> <p>2020 SB 123 (Failed – Adjourned): Related to affordable and workforce housing incentives, would have allowed the State Housing and Community Development Authority to establish a program to incentivize investment in affordable and workforce housing projects, provides that an eligible applicant who wishes to obtain an incentive under the program must apply to the authority after a certain date.</p> <p>2019 HB 1263 (Failed – Adjourned): Relates to workforce housing development; establishes the workforce housing development revolving loan fund to provide funding for loans to counties, cities, or towns for workforce housing development projects; appropriates \$1,000,000 to the fund for the 2019-2020 state fiscal year; provides that the Indiana Housing and Community Development Authority shall administer the fund; specifies the purposes for which money loaned from the fund must be used.</p> <p>2020 H 1134 (Failed – Adjourned): Related to residential housing development program, would have defined residential housing as housing or workforce housing that consists of single family dwelling units sufficient to secure quality housing in reasonable proximity to employment, revised the requirements an allocation area must meet for the redevelopment commission to establish a program for housing, would have allowed the redevelopment commission of a consolidated city to establish a program for residential housing development and a tax increment funding.</p>
Iowa	<p>2019 DB 1281 (Pending – Carryover): Relates to workforce housing tax incentives.</p> <p>2020 HB 2610 (Failed – Adjourned): Related to the workforce housing tax incentives program.</p>
Maryland	<p>2020 H 1510 (Enacted): Allows a subtraction modification under the state income tax for the value of a subsidy for rental expenses received by a resident of Howard County under the Live where You Work program of the Downtown Columbia Plan.</p>
Michigan	<p>2020 HB 6102 (Pending): Exempts certain rural workforce housing from school operating</p>

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	<p>mills.</p> <p>2020 HB 6103 (Pending): Exempts certain rural workforce housing from school operating mills.</p>
Minnesota	<p>2020 SB 3784/HB 3877 (Failed – Adjourned): Related to housing, would have modified the maximum grant or loan amount for workforce housing projects, appropriates money.</p> <p>2020 SB 4103/HB 4165 (Failed – Adjourned): Relates to capital investment, would have appropriated money for a greater Minnesota housing infrastructure grant program, authorized the sale and issuance of state bonds.</p>
Mississippi	<p>2020 HB 751 (Enacted): Removes the requirement that the State Department of Education administer the Employer Assisted Housing Teacher Program in conjunction with the federal National Mortgage Association.</p>
Montana	<p>2019 DB 130 (Failed – Adjourned): Would have established workforce housing tax credits.</p> <p>2019 SB 18 (Failed): Would have established workforce housing tax credits; relates to housing; relates to insurance; relates to state revenue; relates to rule making; relates to taxation; relates to taxation of corporations; relates to taxation of individual income.</p> <p>2019 DB 1220 (Failed): Would have expanded tax increment financing for affordable housing and allow their use for workforce housing; relates to housing; relates to local government; relates to local revenue. Provides that a targeted economic development district be created to address workforce housing deficiencies; defines workforce housing.</p>
Nebraska	<p>2020 LB 773 (Failed – Adjourned): Would have appropriated funds for the Rural Workforce Housing Investment Fund.</p> <p>2020 LB 886 (Enacted): Adopts the Municipal Density and Missing Middle Housing Act, provides zoning regulation requirements for certain cities, adopts the Middle Income Workforce Housing Investment Act, creates a fund, provides a civil penalty.</p> <p>2020 LB 1185 (Failed – Adjourned): Adopts the Middle Income Workforce Housing Investment Act and transfer funds from the General Fund.</p>
New Hampshire	<p>2019 SB 154 (Enacted): Enables municipalities to adopt a credit against property taxes assessed on certain workforce housing.</p> <p>2019 SB 43 (To Governor): Establishes a commission to study barriers to increased density of land development in the state including considering property tax incentives to promote residential development density, particularly workforce housing.</p>
New Jersey	<p>2018 AB 2127 (Pending): Provides tax credit to developers for affordable housing projects in certain neighborhoods; defines workforce housing.</p>

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	<p>2018 AB 2170 (Pending): Provides credits against corporation business and gross income taxes for qualified farmers that develop housing for their agricultural workforce.</p> <p>2018 SB 1579 (Pending): Provides tax credit to developers for affordable housing projects in certain neighborhoods; defines workforce housing.</p> <p>2020 AB 1159 (Pending): Authorizes workforce housing transfer agreements for meeting moderate income housing obligation, establishes funding preferences for receiving municipalities.</p> <p>2020 AB 2950 (Pending): Authorizes municipalities that petition for or receive substantive certification pursuant to the Fair Housing Act to make certain affordable housing units available on a preferential basis to certain eligible persons.</p>
North Carolina	<p>2020 SB 819 (Failed – Adjourned): Would have authorized the Windsor township development commission and Bertie County to collaborate to provide affordable rental housing units to teachers and other government employees.</p> <p>2020 HB 1208 (Enacted): Provides funding for the Workforce Housing Loan Program administered by the State Housing Finance Agency.</p>
Oregon	<p>2019 DB 2821 (Failed – Adjourned): Would have extended sunset for tax credits for owner or operator of agriculture workforce housing.</p> <p>2019 DB 2252 (Failed – Adjourned): Would have extended sunset for tax credits for owner or operator of agriculture workforce housing.</p> <p>2019 HB 2001 (Enacted): Requires cities and counties with certain population counts to allow middle housing in lands zoned for single family dwellings within an urban growth boundary; requires the Land Conservation and Development Commission to draft a model code; requires cities and counties to amend their comprehensive plan and land use regulations to conform with the requirement by a certain date.</p> <p>2019 HB 2055 (Failed – Adjourned): Would have established Workforce Housing Accelerator Program within Housing and Community Services Department; requires program to assist local government efforts to increase workforce housing through technical assistance and direct funding; establishes Greater Oregon Housing Account within Oregon Housing Fund to fund program.</p> <p>2019 HB 2137 (Failed – Adjourned): Would have extended sunset for tax credits for owner or operator of agriculture workforce housing.</p> <p>2019 HB 2237 (Failed - Adjourned): Would have created income tax credit for operation costs</p>

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	<p>of housing for agricultural workers; provides for refundability of credit and for transferability of credit earned by tax exempt entity; imposes limitation on total credits allowed to all owners of housing per tax year; extends sunset for tax credits for owner or operator of agriculture workforce housing.</p> <p>2019 SB 114 (Failed – Adjourned): Would have created income tax credit for operation costs of housing for agricultural workers; provides for refundability of credit and for transferability of credit earned by tax-exempt entity; imposes limitation on total credits allowed to all owners of housing per tax year; extends sunset for tax credits for owner or operator of agriculture workforce housing; applies to tax years beginning on or after January 1, 2020, and before January 1, 2026; takes effect on 91st day following adjournment sine die.</p> <p>2019 SB 202 (Failed – Adjourned): Would have extended sunset for tax credits for owner or operator of agriculture workforce housing.</p> <p>2019 SB 334 (Failed – Adjourned): Would have required a city to expand its urban growth boundary to include land designated as an urban reserve that supports workforce housing and commercial development supportive of workforce housing, if urban services are or can be made available.</p>
Rhode Island	<p>2019 HB 5151 (Enacted): Relates to making appropriations in support of FY 2020 including appropriations requiring the development of commerce corporation to develop separate, streamlined application processes for the issuance of Rebuild RI tax credits for ...qualified development projects that include affordable housing or workforce housing.</p>
Utah	<p>2019 SB 34 (Enacted): Modifies provisions relating to a municipality's and a county's general plan in relation to moderate income housing; modifies provisions related to the use of Transportation Investment Fund money; modifies provisions related to the Olene Walker Housing Loan Fund Board.</p>
Washington	<p>2019 HB 1938 (Pending – Carryover): Creates a local infrastructure investment program to support the development of affordable housing, workforce housing, and revitalization efforts.</p> <p>2020 SB 6328 (Failed – Adjourned): Would have created a local infrastructure investment program to support the development of affordable housing, workforce housing, and revitalization efforts.</p>
Wisconsin	<p>2020 SB 786/AB 906 (Failed – Failed to Pass): Concerns state workforce housing income and franchise tax credit, would have required the exercise of rule making authority.</p> <p>2020 SB 791/AB 907 (Failed – Failed to Pass): Would have created a sales tax exemption for materials used to construct workforce housing developments.</p> <p>2020 SB 811/AB 859 (Failed – Failed to Pass): Would have made changes related to mixed use</p>

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	tax incremental financing districts, increased the amount of time a city or village may extend the life of a tax incremental district to improve its affordable and workforce housing , allows a reduction in the amount of certain impact fees, and would have authorized local units of government to implement workforce housing initiatives .
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Additional Resources

- National Conference of State Legislatures: [Housing and Homelessness Legislation Database](#)
- National Low-Income Housing Coalition: [Housing Needs by State - Wisconsin](#)
- National Low-Income Housing Coalition: [The GAP: A Shortage of Affordable Rental Homes](#)