

**A RESOLUTION OF \_\_\_\_\_ COUNTY OPPOSING HB 1093 AND SB 494 AND OPPOSING LIMITATIONS ON A COUNTY'S AUTHORITY TO MAKE HOUSING, LAND USE AND ZONING DECISIONS WITHIN A LOCAL GOVERNMENT'S GEOGRAPHICAL BOUNDARIES**

**WHEREAS**, the \_\_\_\_\_ County Board of Commissioners ("Board") has reviewed HB 1093 and SB 494 ("Bills"), currently being considered in the Georgia General Assembly; and

**WHEREAS**, the Bills would prohibit local governments from addressing newly developed corporate rental subdivisions through any regulation, restriction or condition that is not the same for single-family residential areas; and

**WHEREAS**, the Bills are aimed at allowing unlimited access for corporations to develop "build to rent" subdivisions which vary greatly in price, quality, management and tenant protections; and

**WHEREAS**, the Board opposes the Bills for a number of reasons, including the fact that the Georgia Constitution recognizes zoning and land use decisions are core functions of local governments, and housing is a large component of those decisions; and

**WHEREAS**, local elected officials are responsible for ensuring affordable, predictable housing options within their respective communities; and

**WHEREAS**, such housing and land use decisions are best made at the local level through comprehensive planning and citizen input; and

**WHEREAS**, to ensure vibrant and sustainable communities, local governments require flexibility to decide what is appropriate for their community's neighborhoods; and

**WHEREAS**, home ownership is a financial asset that historically has been affordable to all economic levels; and

**WHEREAS**, rising costs in construction, land and materials are pushing the reality of home ownership further from the reach of more and more Americans, particularly young families; and

**WHEREAS**, home ownership and the growing equity value it provides is a source of capital for families to start businesses, send children to college, build retirement nest eggs, provide financial resources during financial emergencies, offer an asset to provide services such as assisted living or nursing care or cover a myriad other financial and economic resources to weather life challenges; and

**WHEREAS**, these and other benefits are why preserving opportunities for homeownership has long been a high priority of public policy in the United States; and

**WHEREAS**, good public policy requires a balance of housing options to meet individual needs; however, the Bills remove local decision making from the type and mix of housing available; and

**WHEREAS**, the superiority of local determination of the type of housing available in a community is one reason why local governmental control of zoning and land use is enshrined in Georgia's State Constitution; and

**WHEREAS**, the removal of local oversight and the negating of local policy goals inherent in the Bills allows outside forces to determine the type of housing available in a community with no need to work with existing community stakeholders wishing to have a voice in the process; and

**WHEREAS**, protecting property rights is an important component of good public policy, but good public policy also takes into consideration the property rights, property values and the neighborhood characteristics that purchasers relied on when investing their lifesavings in their current home;

**NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE** Board of Commissioners of \_\_\_\_\_ County, Georgia, that this governing body hereby objects to and opposes any legislation or act limiting a local government’s authority to make land-use and zoning decisions within its geographical boundaries; and

**BE IT FURTHER HEREBY RESOLVED** that a copy of this Resolution be delivered to each member of the Georgia House of Representatives and Senate representing \_\_\_\_\_ County, and made available for distribution to the public and the press.

**ADOPTED**, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.