

**GENERAL ASSEMBLY OF NORTH CAROLINA  
SESSION 2025**

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**HOUSE BILL 306  
PROPOSED COMMITTEE SUBSTITUTE H306-PCS30406-CO-9**

Short Title:   Affordable Housing for Local Employees. (Local)

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Sponsors:

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Referred to:

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March 6, 2025

1                                   A BILL TO BE ENTITLED  
2 AN ACT AUTHORIZING THE TOWNS OF BLOWING ROCK AND BOONE AND THE  
3       COUNTIES OF DARE, DURHAM, AND WATAUGA TO CONSTRUCT AND PROVIDE  
4       AFFORDABLE HOUSING FOR TOWN AND COUNTY EMPLOYEES.

5 The General Assembly of North Carolina enacts:

6           **SECTION 1.** Notwithstanding G.S. 66-58, G.S. 115C-518, Article 12 of Chapter  
7 160A of the General Statutes, or any other provision of law, the Towns of Blowing Rock and  
8 Boone and the Counties of Dare, Durham, and Watauga (hereinafter "local government unit")  
9 are authorized to do all of the following:

- 10           (1)    Either separately or through a partnership, joint venture, land trust, or other  
11               similar entity, construct and provide affordable housing for local government  
12               unit employees on property owned by the unit.
- 13           (2)    Convey property owned by the local government unit to a partnership, joint  
14               venture, land trust, or similar entity for the purpose of constructing, providing,  
15               or maintaining affordable housing for unit employees. A unit shall not convey  
16               to a partnership, joint venture, land trust, or any other entity any property that  
17               was acquired through the exercise of eminent domain on or after the date this  
18               act becomes law.
- 19           (3)    Contract with any person, partnership, corporation, or other business entity to  
20               finance, construct, or maintain affordable housing for local government unit  
21               employees.
- 22           (4)    Rent or sell affordable housing units for residential use exclusively to local  
23               government unit employees. A unit may establish reasonable rents or sales  
24               prices, charge below-market rates, offer below-market financing, and place  
25               reasonable restrictions and buyback provisions on the resale of the affordable  
26               housing units.

27           **SECTION 2.** Any affordable housing units constructed pursuant to the provisions of  
28 this act shall comply with all applicable building codes, zoning ordinances, and any other State  
29 and local regulations related to the construction of residential homes.

30           **SECTION 3.** This act is effective when it becomes law.

