

THE GENERAL ASSEMBLY OF PENNSYLVANIA

---

# HOUSE RESOLUTION

No. 35

Session of  
1991

---

INTRODUCED BY CIVERA, SEMMEL, GANNON, FARMER, HERMAN, PESCI,  
DEMPSEY, TRELLO, HALUSKA, HAGARTY, FOX, RAYMOND, ANGSTADT,  
D. W. SNYDER, KING, M. N. WRIGHT, ULIANA, R. C. WRIGHT, LEH,  
LINTON, PITTS, SERAFINI, CAWLEY, OLASZ, MAIALE, ARMSTRONG,  
ADOLPH, BELARDI, KENNEY, GODSHALL, J. TAYLOR, E. Z. TAYLOR,  
BATTISTO, McHUGH, GEIST, MICOZZIE AND BUNT, MARCH 11, 1991

---

REFERRED TO COMMITTEE ON RULES, MARCH 11, 1991

---

## A RESOLUTION

1 Directing the Local Government Commission to conduct  
2 investigations into certain matters affecting local housing  
3 for low-income and middle-income families.

4 WHEREAS, Pennsylvania is currently facing an affordable  
5 housing crisis; and

6 WHEREAS, This crisis affects both sales and rental housing  
7 for all economic levels, including low-income and middle-income  
8 individuals and families; and

9 WHEREAS, In an effort to address legislative solutions to  
10 this crisis, the Republican Policy Committee recently conducted  
11 two bipartisan affordable housing forums at the University of  
12 Pittsburgh and the University of Pennsylvania; and

13 WHEREAS, Housing experts throughout Pennsylvania testified at  
14 these forums; and

15 WHEREAS, These housing experts testified that two major  
16 causes of the high price of sales and rental housing which

1 currently exists in Pennsylvania results from unnecessary delays  
2 in builders receiving approvals and permits from State and local  
3 agencies, including the Department of Environmental Resources,  
4 and restrictive and discriminatory municipal zoning ordinances  
5 which prevent the construction of affordable sales and rental  
6 housing through unreasonable density requirements; therefore be  
7 it

8 RESOLVED, That the House of Representatives direct the Local  
9 Government Commission to conduct a thorough investigation into:

10 (1) the effect that delays in receiving required permits  
11 and approvals from State and local agencies have on builders  
12 in Pennsylvania in the construction of affordable housing;  
13 and

14 (2) the extent to which municipal zoning ordinances in  
15 Pennsylvania currently impede the construction of affordable  
16 housing, including the development and expansion of  
17 manufactured housing on single lots as well as in  
18 manufactured housing parks;

19 and be it further

20 RESOLVED, That the Local Government Commission report its  
21 findings to the House of Representatives within six months; and  
22 be it further

23 RESOLVED, That if it is found that delays in State and local  
24 approvals of housing construction plans are contributing  
25 significantly to the increased costs of sales and rental  
26 housing, the report shall contain recommendations for  
27 legislation to expedite the approval process at both the State  
28 and the local levels; and be it further

29 RESOLVED, That, if it is found that municipal zoning  
30 ordinances do presently restrict the construction of affordable

1 sales and rental housing, including manufactured housing, the  
2 report shall contain recommendations for legislation to mandate  
3 changes in local zoning ordinances to allow for the construction  
4 of more affordable housing in Pennsylvania, including  
5 consideration of the withholding of all State funds due any  
6 municipality with a discriminatory zoning ordinance designed to  
7 limit the construction of affordable housing.