



February 17, 2024

SUMMARY OF BILL: Authorizes the chief legislative body of a municipality to create a voluntary attainable housing incentive program (Program) by ordinance for the purpose of authorizing certain incentives to be provided to property owners who seek to build attainable housing.

FISCAL IMPACT:

Other Fiscal Impact – A recurring, permissive impact to local government revenue and expenditures cannot be reasonably estimated.

Assumptions:

- Any ordinance will be adopted at a regularly scheduled meeting of the legislative body, resulting in no significant increase in local expenditures.
- The ordinance creating the Program must contain at a minimum the following:
 - A definition of attainable housing;
 - The types of facilities, buildings, and structures eligible;
 - The geographic areas of the municipality where facilities, buildings, and structures eligible for the Program may be constructed or rented;
 - Any special exceptions or conditional uses included in the zoning ordinances of the municipality that apply to attainable housing projects;
 - Any other municipal incentives available to property owners who are approved for participation in the Program; and
 - The process that a property owner must follow to provide notice of interest for the Program, including the convening of a pre-application conference, and the process for submitting a completed application.
- The Program requires a property owner to provide written notice of interest for consideration to the regional planning commission or municipal planning commission (planning commission).
- A pre-application conference will be convened between the planning commission staff and a potential applicant to determine if a potential project satisfies the requirements set out in the ordinance. The conference must be convened before a complete application for housing incentive can be filed.
- If the planning commission staff determines the requirements of eligibility for the Program are satisfied, the staff will prepare a conference summary document and provide a recommendation to the planning commission.

- The planning commission shall review a completed application at the next public meeting following the receipt of the completed application and will make the final determination of whether to approve the application.
- The vote for approval will be held at a regularly scheduled meeting, resulting in no significant increase in local government expenditures.
- It is assumed that planning commissions will be able to absorb additional administrative duties related to the Program with existing staff and resources. Any increase in local expenditures is estimated to be not significant.
- The fiscal impact of the proposed legislation is dependent on the number of municipalities that adopt the Program and the specific incentives that each Program provides to property owners through zoning or land use planning to develop, build, and sell or rent attainable housing or housing at below market value.
- A precise, permissive impact to local government revenue and expenditures, occurring in FY24-25 and subsequent years, cannot be determined.

CERTIFICATION:

The information contained herein is true and correct to the best of my knowledge.

A handwritten signature in black ink that reads "Krista Lee Carsner". The signature is written in a cursive, flowing style.

Krista Lee Carsner, Executive Director

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