



## Fiscal Estimate Narratives

DOR 1/15/2020

LRB Number	<b>19-2744/1</b>	Introduction Number	<b>AB-0733</b>	Estimate Type	<b>Original</b>
<b>Description</b> housing authorities					

### Assumptions Used in Arriving at Fiscal Estimate

Under current law, a housing authority may acquire, construct, and operate housing projects which include all real and personal property, building and improvements, and community facilities acquired or constructed pursuant to a single plan either to demolish, clear, remove, alter or repair insanitary or unsafe housing or to provide safe and sanitary dwelling accommodations for persons of low income or both. The bill allows a housing authority to acquire, construct, and operate mixed developments. Mixed development includes the authority to revitalize, redevelop, or transfer one or more properties into a mixed-use or mixed income development primarily to serve persons of low income or persons of moderate income with housing, commercial, and neighborhood amenities or other support services.

Current law exempts housing authority property from taxation and allows a city to fix a sum to be paid annually in lieu of taxes. The fiscal effect would depend if a housing authority redevelops an existing tax-exempt property or if it redevelops a taxable property. Redeveloping a tax-exempt property would have no fiscal effect, while redeveloping a taxable property would result in an indeterminate property tax shift to other taxable properties in the overlying taxing jurisdictions.

The bill would not impact tax incremental districts.

### Long-Range Fiscal Implications