

Fiscal Estimate - 2021 Session

Original
 Updated
 Corrected
 Supplemental

LRB Number 21-4681/1	Introduction Number AB-0608
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Description
 local approvals of workforce housing projects; zoning for certain residential uses; and a requirement that street addresses be assigned at the time of subdivision plat approval

Fiscal Effect

State:

No State Fiscal Effect
 Indeterminate
 Increase Existing Appropriations
 Increase Existing Revenues
 Increase Costs - May be possible to absorb within agency's budget
 Decrease Existing Appropriations
 Decrease Existing Revenues

 Yes No
 Create New Appropriations

 Decrease Costs

Local:

No Local Government Costs
 Indeterminate
 5.Types of Local Government
 Increase Costs 3. Increase Revenue
 Units Affected
 Permissive Mandatory
 Permissive Mandatory
 Towns Village Cities
 Decrease Costs 4. Decrease Revenue
 Counties Others
 Permissive Mandatory
 Permissive Mandatory
 School Districts WTCS Districts

Fund Sources Affected **Affected Ch. 20 Appropriations**

GPR FED. PRO PRS SEG SEGS

Agency/Prepared By	Authorized Signature	Date
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Fiscal Estimate Narratives

DOA 10/22/2021

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Description local approvals of workforce housing projects; zoning for certain residential uses; and a requirement that street addresses be assigned at the time of subdivision plat approval					

Assumptions Used in Arriving at Fiscal Estimate

2021 Assembly Bill 608 (AB-608) makes several changes related to municipal zoning for certain multifamily and workforce housing developments. The proposed legislation requires towns with a zoning ordinance and that furnish water and sewer service to provide at least one district in the municipality in which multifamily housing providing not fewer than 16 residential units per acre is a permitted use. It also requires both towns and cities meeting those same criteria to permit the same as a permitted use in all commercial-use districts. Certain exceptions are allowed in instances of quantifiable and significant adverse impact to public health and safety or financial infeasibility, adjudication guidelines for which are outlined in the bill.

AB-608 also defines "workforce housing" as housing which both costs the household no more than 30 percent of the household's gross median income and that which is initially occupied by individuals whose household median income is no more than 120 percent of the county's gross median income based on the county's 5-year average median income and housing costs as calculated in the U.S. Census Bureau's American Community Survey. AB-608 also requires political subdivisions to establish a process to approve, deny, or conditionally approve applications of workforce housing projects and further requires that said projects be approved if they are consistent with the political subdivision's comprehensive plan or zoning ordinance, with similar exceptions as provided for the density requirements outlined above.

Additionally, the proposed legislation requires the approving authority of a plat to assign a street address to the plat no later than the date of approval.

The Department of Administration does not anticipate a fiscal impact from the proposed AB-608.

At the local level, the fiscal impact is indeterminate as the circumstances and available housing stock in each political subdivision vary widely. With the requirements of AB-608, it is likely that multifamily units with the density given above would increase in number in certain municipalities, however, the fiscal impact of such an increase is also indeterminate. The impact of the assignment of street addresses by local units of government of plats is currently indeterminate.

Long-Range Fiscal Implications