

**PRELIMINARY** STAFF MEASURE SUMMARY

CARRIER:

Senate Committee on Human Services and Early Childhood

**REVENUE:** No revenue impact

**FISCAL:** No fiscal impact

**SUBSEQUENT REFERRAL TO:** None

**Action:**

**Vote:**

**Yeas:**

**Nays:**

**Exc.:**

**Prepared By:** Cheyenne Ross, Administrator

**Meeting Dates:** 5/19

**WHAT THE MEASURE DOES:** Allows local governments to affect sales price of residential housing development or designate sale to particular class or group of purchasers, so long as no more than 30 percent of units are available at or below market rates and specified incentives are provided in exchange.

**ISSUES DISCUSSED:**

**EFFECT OF COMMITTEE AMENDMENT:**

**BACKGROUND:** Inclusionary housing, also called inclusionary zoning, is a land-use practice that directs a certain amount of housing development be made available to people of low and moderate incomes. Currently, local governments are prohibited from imposing regulations or conditions on residential development that have the effect of setting a sales price or of designating a certain class of individuals as purchasers.

House Bill 2564-A permits local governments to impose conditions that effectively set the sales price of residential housing or that direct the sale of housing to a particular group of people, limited to 30 percent of available units, in exchange for incentives such as density adjustments, fee waivers, and expedited processing.

*House Committee: 5 – 4 – 0*

*House Floor: 34 – 25 – 1*