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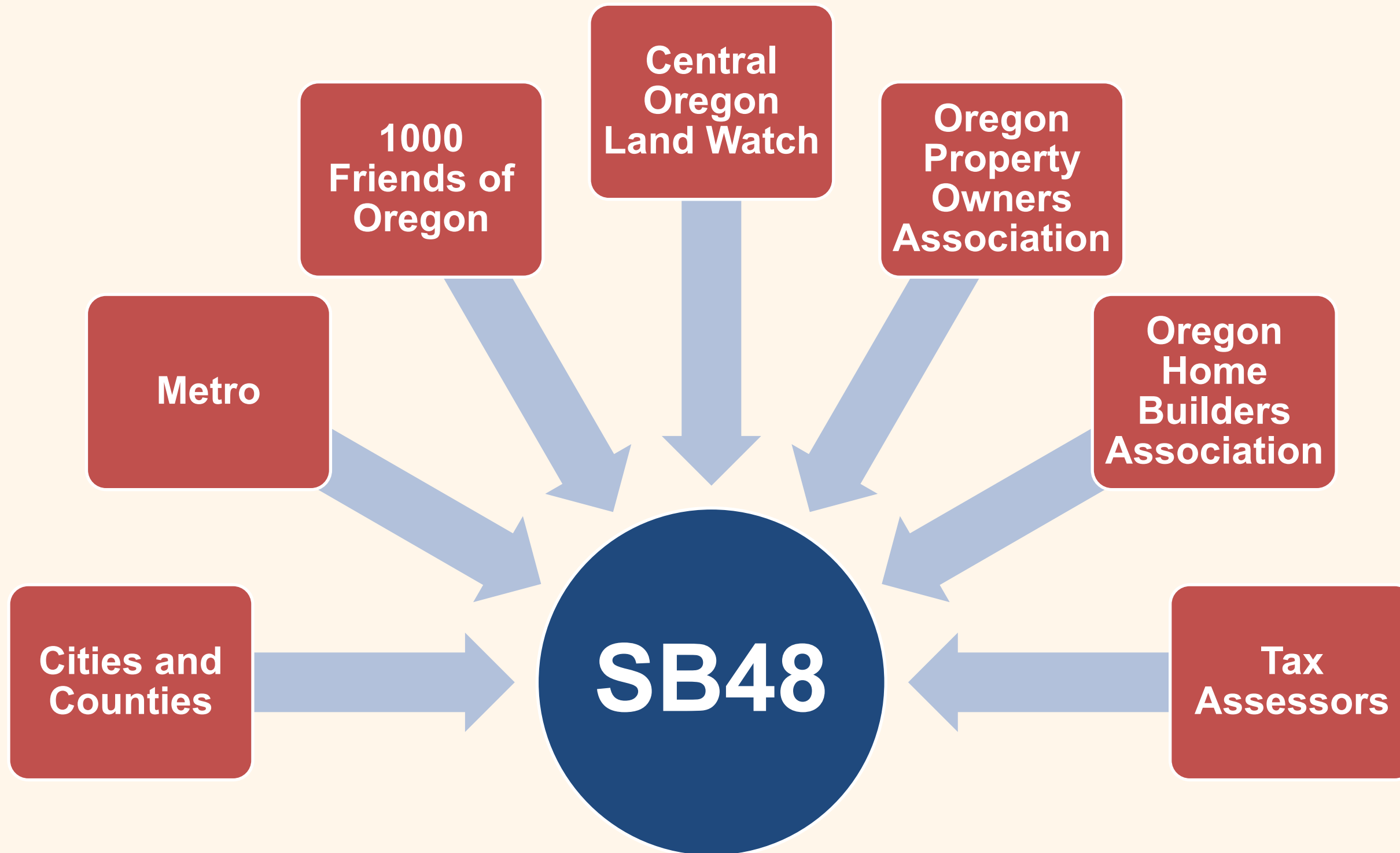
SB 1537 (2024)

Technical Fix Bill

Matthew Tschabold, Housing and Homelessness Initiative Director



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Introduced Bill: Section 1 and 2

- **Policy:** Allows housing developers to follow housing regulations at time of application submittal or new regulations while application is active
- **Technical fix:** Applies policy within urban growth boundaries



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-2 Amendment: Section 3

- **Policy:** Exemption process for mandatory design and development adjustments
- **Technical fix:** Closes loophole putting policy on hold for repeated exemption applications



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-2 Amendment: Section 4-7

- **Policy:** One-time site additions for housing to urban growth boundaries
- **Technical fix:** Clarifies that sites can be separated by a road
- **Technical fix:** Clarifies that tracts can be parcels with or without common ownership and separated by a road
- **Technical fix:** Eligibility determined at time of public notice
- **Technical fix:** Allows for capacity and willingness letters to serve as binding agreements for urban services requirement
- **Technical fix:** Clarifies that judicial review of DLCD order may be initiated only by the city or an owner of a proposed site that was submitted to the department



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-2 Amendment: Section 9-20

- **Policy:** Moderate income housing revolving loan fund
- **Technical fix:** Clarifies that assessors will provide sponsoring jurisdiction with estimate of increments based on information provided by a jurisdiction
- **Technical fix:** Adds language allowing sponsoring jurisdiction to opt to pay loan back directly from an identified revenue or fund source, rather than utilizing payment-in-lieu fee
- **Technical fix:** Allows use of program in urban renewal areas, and for projects that receive other property tax abatements, if the jurisdiction opts to repay from a different funding source

Next Steps



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Additional technical changes

- For mandatory adjustments, use the term initial rather than first in all instances
- For the revolving loan fund, define the term grant as a grant or loan
- For the revolving loan fund, clarify language re: pledging full faith and credit
- For the revolving loan fund, clarify when eligible to use program in urban renewal areas



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