

**Department of Planning and Budget
2025 General Assembly Session
State Fiscal Impact Statement**

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ORIGINAL

Bill Number: HB2153S1

Patron: Carr

Bill Title: Faith and housing; comprehensive plan; zoning; Department of Housing and Community Development.

Bill Summary: The bill requires localities, starting July 1, 2025, to incorporate strategies into their comprehensive plans to support affordable housing development by property tax-exempt nonprofit organizations, based on community input. Allows localities to waive or modify zoning requirements, such as fees, residential density, height, or lot size, to promote affordable housing on property owned by such nonprofits. Local ordinances must ensure that any property tax-exempt nonprofit organization developing, redeveloping, or using its property for affordable housing preserves it for at least 40 years. Additionally, the bill mandates the Department of Housing and Community Development to develop and publish a document outlining strategies for implementing these ordinances by December 1, 2025, with updates every five years.

Budget Amendment Necessary: No.

Items Impacted: N/A

Explanation: This bill involves the Department of Housing and Community Development (DHCD); however, no budget action is required. See Fiscal Analysis section, below.

Fiscal Summary: It is anticipated that any costs DHCD may incur can be absorbed within existing resources. This bill may have a fiscal impact on localities.

Fiscal Analysis: This impact statement is preliminary. It is anticipated that the Department of Housing and Community Development can absorb any administrative costs associated with providing administrative support to localities.

Other: None.