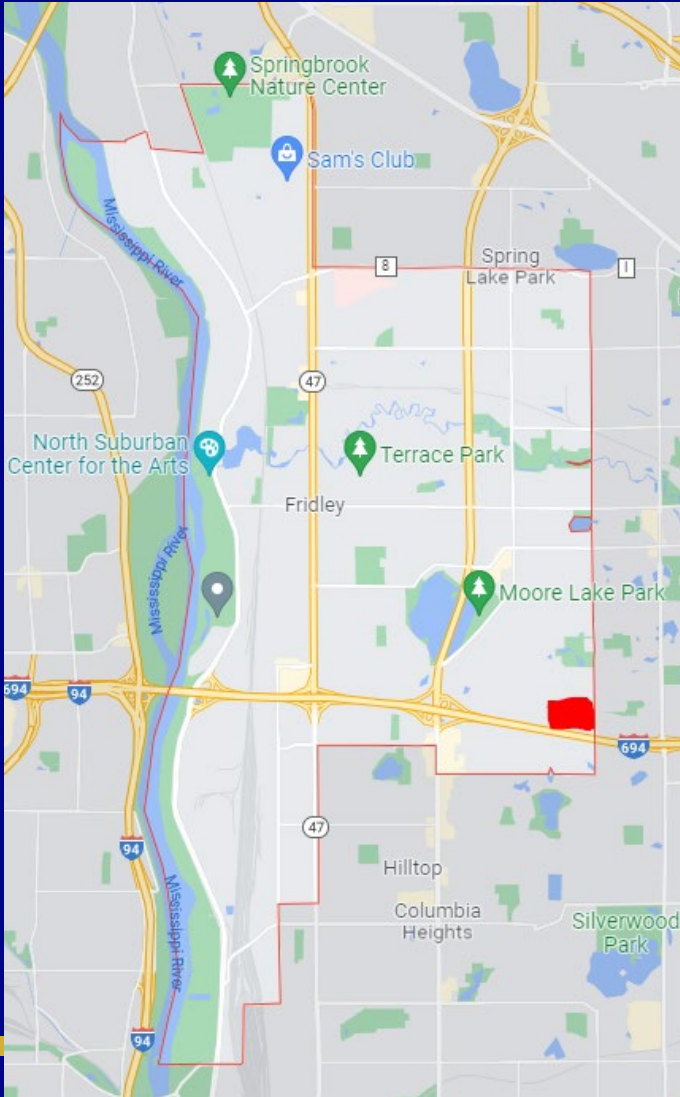


# HOUSING IMPROVEMENT AREA INNSBRUCK NORTH TOWNHOME ASSOCIATION



 Innsbruck North Townhome Association  Property Boundaries

# WHAT IS A HOUSING IMPROVEMENT AREA?

- **1996 Legislature adopted Statutes 428A.11 – 428A.21**

- A Housing Improvement Area is a **designated portion of City in which housing improvements are financed with public funds (bond issuance)**.
- Funds recovered through fees imposed against the benefitting housing units, that get paid yearly with their taxes. Process is similar to collecting special assessments.
  - Does not impact Fridley taxpayer's living outside of HIA

- **Innsbruck North Townhome Association (INTA) had formally requested the City create a HIA for their properties.**

# WHAT ARE STEPS TO CREATE HIA?

- A petition must be received from at least 60% (50% by statute) of the affected property owners, given to City Clerk. **INTA submitted 75%**
- City Council must hold Public Hearing to discuss improvements, affected housing units, and potential costs – **February 14<sup>th</sup>**
  - Affected owners may testify at Public Hearing
- Ordinance must be adopted within six months of hearing –
  - Designates the implementing authority, defines area, basis for imposition of fees, # of years fees in effect, pass “but for” test
- If 45 percent of residents file objection, HIA NOT established.

# RECOMMENDATION

- **Staff recommends holding a public hearing for the creation of a Housing Improvement Area for the Innsbruck North Townhome Association properties**