

Developer Incentive Ideas

As presented by NIBCA Developer's Council at the 11/10/22 Joint Planning Workshop

Developers/builders would like these considerations in exchange for attempts to provide housing for local workers:

1. Fast track permits.
2. Consideration of pre-approved designs (review and approve once, simplified review for balance as long as design remains the same) to promote consistent build methods and design philosophy.
3. Reduced regulatory fees that the municipality can control.
4. Form URD or PUD for their project.
5. Variances on parking requirements, consideration for alternative transportation methods as a method of commuting.
6. Reduction of open space requirements, consideration of alternate open space usages (community garden, sports plex, etc).
7. Variance on setbacks.
8. Variances on height.
9. Increased density.
10. Expansion of approval on building types (micro condos, cottage or tiny homes blocks).
11. Ability to blend different densities and product types to promote diversity of offerings and affordability points across the same development.
12. Variances for odd shaped/sized lots to allow a building pocket.
13. Fix outdated code requirements that eliminate funding for housing to developers.