

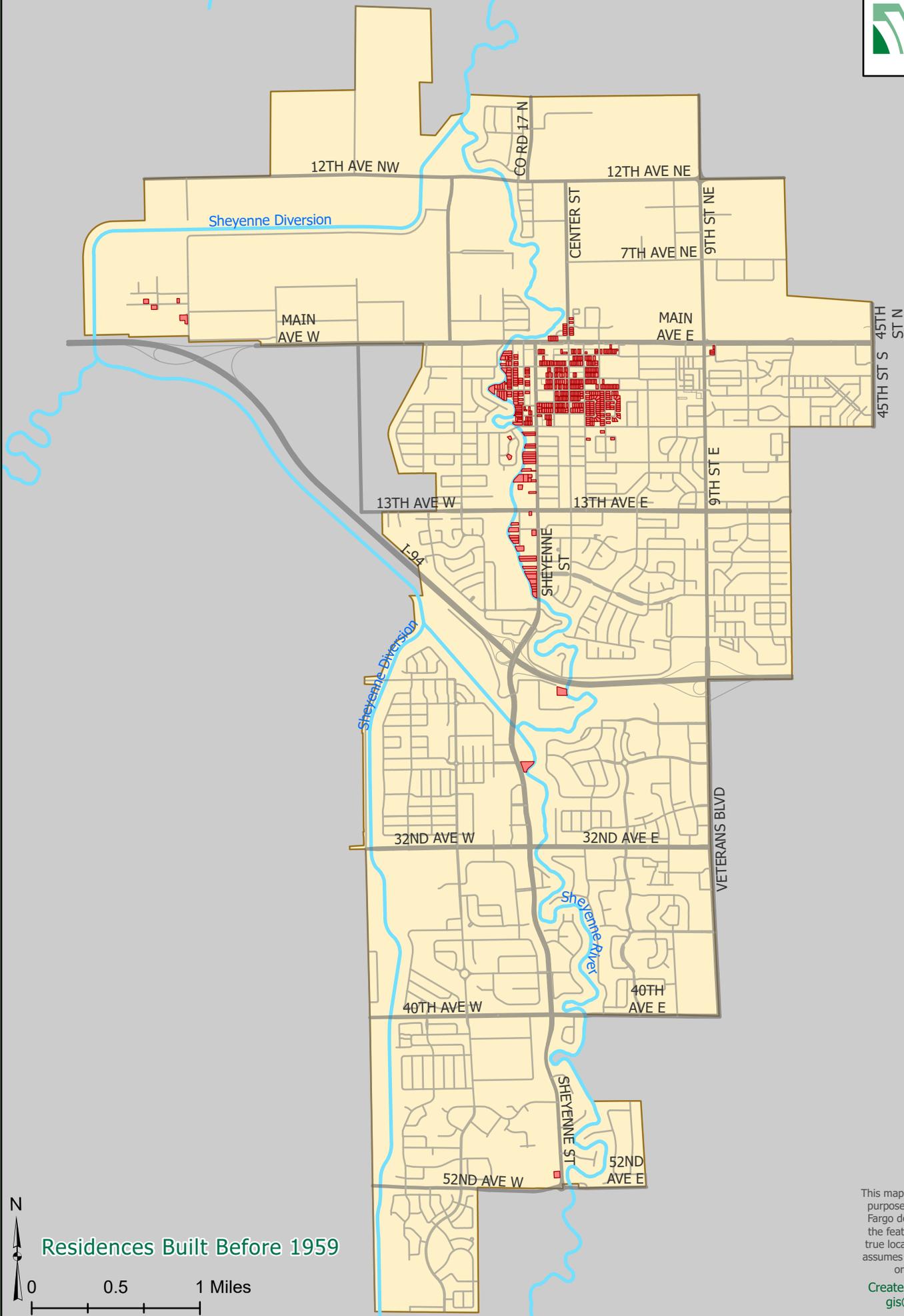


Testimony on SB 2139
Presented to the House Finance and Taxation Committee
Prepared by Bernie Dardis, West Fargo Commission President
Wednesday, March 17, 2021

1 Chairperson Headland and House Finance and Taxation Committee
2 members: I would like to submit my testimony in support of SB 2139, a bill that
3 would amend and reenact several sections of the North Dakota Century Code
4 relating to the creation of neighborhood zones and neighborhood zone
5 incentives.

6 After reviewing this bill with the City of West Fargo's Economic
7 Development and Planning and Zoning Departments, we determined this bill
8 would be beneficial as it would provide City of West Fargo residents living in
9 older homes the opportunity to make cost-saving improvements to their homes.
10 This will add to the longevity of the City's aging housing stock, which also
11 represents a majority of our affordable housing stock. Many of these
12 homeowners are already facing steep maintenance costs due to the aging
13 infrastructure in and around their structures, so a tax incentive to lessen the
14 burden of those costs is sure to be welcomed by our community.

15 In total, the City of West Fargo has more than 480 homes that were built
16 before 1959 that could potentially make use of a neighborhood zone project /
17 designation. Most of these homes are located in our "core" area (see attached)
18 – a part of the city that will require major infrastructure upgrades to water and
19 sewage utilities over the next decade. As such, we feel the timing of this bill
20 could not be better and for this reason we urge the committee to vote a DO PASS on
21 this bill.



Residences Built Before 1959

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