



State of Wisconsin
2023 - 2024 LEGISLATURE

LRB-6004/1
MDE:cdc

2023 ASSEMBLY BILL 1215

April 11, 2024 - Introduced by Representatives MADISON, DOYLE, RATCLIFF, BALDEH, BARE, CLANCY, JOERS, MOORE OMOKUNDE and STUBBS. Referred to Committee on Government Accountability and Oversight.

1 **AN ACT to create** 20.490 (3m) and 234.47 of the statutes; **relating to:** grants and
2 loans for housing cooperative infrastructure improvements and making an
3 appropriation.

Analysis by the Legislative Reference Bureau

This bill creates a housing cooperative infrastructure improvements loan and grant program, under which the Wisconsin Housing and Economic Development Authority may issue loans and award grants to housing cooperatives for infrastructure improvements. Under the bill, a recipient of a loan or grant may use the moneys received for additions, alterations, or repairs to housing and communal property owned by the housing cooperative to maintain it in a decent, safe, and sanitary condition or to restore it to that condition, to reduce the cost of owning or occupying dwelling units, to conserve energy, and to extend the economic or physical life of structures. Such additions may include storm shelters and community facilities. Under the bill, WHEDA may target the program to housing cooperatives that own manufactured or mobile home communities and housing cooperatives that own multi-family apartment complexes.

For further information see the state fiscal estimate, which will be printed as an appendix to this bill.

The people of the state of Wisconsin, represented in senate and assembly, do enact as follows:

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SECTION 1

1 **SECTION 1.** 20.005 (3) (schedule) of the statutes: at the appropriate place, insert
2 the following amounts for the purposes indicated:

2023-24 2024-25

3 **20.490 Wisconsin Housing and Economic**
4 **Development Authority**

5 (3m) INFRASTRUCTURE IMPROVEMENT ASSISTANCE

6 (a) Housing cooperative infrastruc-
7 ture improvement loan and

8 grant program GPR C 10,000,000 -0-

9 **SECTION 2.** 20.490 (3m) of the statutes is created to read:

10 20.490 **(3m)** INFRASTRUCTURE IMPROVEMENT ASSISTANCE. (a) *Housing cooperative*
11 *infrastructure improvement loan and grant program.* As a continuing appropriation,
12 the amounts in the schedule for housing cooperative infrastructure improvement
13 loans and grants under s. 234.47.

14 **SECTION 3.** 234.47 of the statutes is created to read:

15 **234.47 Housing cooperative infrastructure improvements loan and**
16 **grant program. (1) DEFINITIONS.** In this section:

17 (a) “Housing cooperative” means a cooperative incorporated under ch. 185 or
18 organized under ch. 193 that owns residential property that is used or intended to
19 be used, in whole or in part, by the members of the cooperative as their homes or
20 primary residences.

21 (b) “Manufactured home” has the meaning given in s. 101.91 (2).

22 (c) “Manufactured or mobile home community” means any plot or plots of
23 ground upon which 3 or more manufactured or mobile homes that are occupied for

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1 dwelling or sleeping purposes are located. “Manufactured or mobile home
2 community” does not include a farm where the occupants of the manufactured or
3 mobile homes are the father, mother, son, daughter, brother, or sister of the farm
4 owner or operator or where the occupants of the manufactured or mobile homes work
5 on the farm.

6 (d) “Mobile home” has the meaning given under s. 101.91 (10), but does not
7 include a recreational vehicle, as defined in s. 340.01 (48r).

8 **(2) ESTABLISHMENT AND ADMINISTRATION OF PROGRAM.** (a) The authority shall
9 establish and administer a housing cooperative infrastructure loan and grant
10 program for the purpose of issuing loans and awarding grants under this subsection.

11 (b) From the appropriation under s. 20.490 (3m) (a), the authority may issue
12 loans and award grants to housing cooperatives for infrastructure improvements.
13 The authority may target the program to housing cooperatives that own
14 manufactured or mobile home communities and housing cooperatives that own
15 multi-family apartment complexes.

16 (c) A recipient of a loan or grant under this subsection may use moneys received
17 under this subsection for additions, alterations, or repairs to housing and communal
18 property owned by the housing cooperative to maintain it in a decent, safe, and
19 sanitary condition or to restore it to that condition, to reduce the cost of owning or
20 occupying dwelling units, to conserve energy, and to extend the economic or physical
21 life of structures. Such additions may include storm shelters and community
22 facilities.

