



WISCONSIN LEGISLATIVE COUNCIL STAFF MEMORANDUM

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DATE: September 6, 1995
TO: ASSEMBLY COMMITTEE ON HOUSING
FROM: Don Salm, Senior Staff Attorney
SUBJECT: Analysis of 1995 Assembly Bill 384, Relating to Requiring a Review of and Report on Introduced Bills and Proposed Administrative Rules That Affect Housing and Granting Rule-Making Authority

This memorandum analyzes 1995 Assembly Bill 384, relating to requiring a review of and report on introduced bills and proposed administrative rules that affect housing and granting rule-making authority. Assembly Bill 384 was introduced by Representative Green and others; cosponsored by Senator Zien and others. The Assembly Committee on Housing will hold a public hearing on the Bill on *Thursday, September 7, 1995, at 1:00 p.m., in Room 1, Lower Level, 119 Martin Luther King, Jr. Boulevard.*

CURRENT LAW

Under current law, certain types of legislation require certain reports or analyses to be completed before the legislation can be considered by the Legislature:

- a. **Appropriations.** A bill that makes an appropriation, that increases or decreases an existing appropriation, or that increases or decreases state or general local government fiscal liability or revenue, must incorporate a reliable estimate of the anticipated change in appropriation authority or in state or local fiscal liability or revenue.
- b. **Conveyance of lake bed areas.** A bill providing for the conveyance of lake bed areas requires a report from the Department of Natural Resources on particular aspects of the conveyance proposed in the Bill.
- c. **Public employment retirement system.** A bill affecting the public employe retirement system must be reported on by the Joint Survey Committee on Retirement Systems.
- d. **Tax exemptions.** A bill concerning tax exemptions must be reported on by the Joint Survey Committee on Tax Exemptions.

e. ***Proposed administrative rules.*** Proposed administrative rules must be analyzed for their fiscal effect and for their effect on small business.

ANALYSIS OF 1995 ASSEMBLY BILL 384

1995 Assembly Bill 384 requires that ***any bill*** or ***any proposed administrative rule*** that affects housing in Wisconsin must be analyzed by the Division of Housing in the Department of Administration (DOA).

A. REVIEW OF, AND REPORT ON, BILLS AFFECTING HOUSING

1. Report on Bills Affecting Housing

Under 1995 Assembly Bill 384, if any bill that is introduced in either house of the Legislature ***directly or indirectly*** affects the development, construction, cost or availability of housing in this state, the DOA, through its Division of Housing, is required to prepare a report on the bill ***within 30 days after it is introduced***. The DOA may request any information from other state agencies, local governments or individuals or organizations that is reasonably necessary for the DOA to prepare the report.

A bill that requires such a report by the DOA under this new provision must have that requirement ***noted on its jacket when the jacket is prepared***. When a bill that requires such a report under this new provision is ***introduced***, the Legislative Reference Bureau must ***submit a copy of the bill to the DOA***.

The report prepared under this new provision must be ***printed as an appendix*** to that applicable bill and must be distributed in the same manner as amendments.

2. Findings of DOA to be Contained in the Report

a. Information on effect of bill on housing. The report of the DOA must contain information about the effect of the bill on housing in this state, including information on the effect of the bill ***on all of the following***:

(1) The policies, strategies and recommendations of the state housing strategy plan (i.e., the plan developed under s. 16.31, Stats., a copy of which is attached).

(2) The cost of constructing, rehabilitating, improving or maintaining single-family or multi-family dwellings.

(3) The purchase price of housing.

(4) The cost and availability of financing to purchase or develop housing.

(5) Housing costs, as defined in s. 16.30 (3) (a) and (b), Stats., copies of which are attached.

b. Analysis of impact of bill. The DOA report must analyze the relative impact of the effects of the bill *on each of the following*:

(1) Households in which income is less than 25% of *area median income*. "Area median income" is defined to mean whichever of the following applies:

(a) If the legislation has *statewide effect*, the state median income, as determined annually by the DOA.

(b) If the legislation has *only local effect*, the county median income, as determined annually by the DOA, of the county that is affected by the legislation, or if more than one county is so affected, the median income of the affected counties considered together as a group, as determined by the department.

(2) Households in which income is 25% to 49% of area median income.

(3) Households in which income is 50% to 79% of area median income.

(4) Households in which income is 80% to 99% of area median income.

(5) Households in which income is 100% or more of area median income.

c. Rule-making authority. Under the Bill, the DOA may promulgate any rules necessary for the administration of this new provision.

B. REVIEW OF RULES AFFECTING HOUSING

1. Report on Rules Affecting Housing

Under 1995 Assembly Bill 384, if a proposed rule *directly or indirectly* affects the development, construction, cost or availability of housing in this state, the DOA, through its Division of Housing, is required to prepare a report on the proposed rule before it is submitted for review to the Joint Legislative Council staff under s. 227.15, Stats., a copy of which is attached. The DOA may request any information from other state agencies, local governments or individuals or organizations that is reasonably necessary for the DOA to prepare the report.

2. Findings of the DOA to be Contained in the Report

a. Information on effect of rule on housing. The report of the DOA must contain *information about the effect of the proposed rule on housing in this state*, including information on the effect of the proposed rule on *all of the following*:

(1) The policies, strategies and recommendations of the state housing strategy plan (see A, 2, a, 1, above).

(2) The cost of constructing, rehabilitating, improving or maintaining single-family or multi-family dwellings.

(3) The purchase price of housing.

(4) The cost and availability of financing to purchase or develop housing.

(5) Housing costs, as defined in s. 16.30 (3) (a) and (b) (see A, 2, a, 5, above).

b. Analysis of impact of rule. The DOA must *analyze the impact of the effects of the proposed rule on each of the following*:

(1) Households in which income is less than 25% of area median income. "Area median income" means whichever of the following applies:

(a) If the proposed rule has statewide effect, the state median income, as determined annually by the DOA.

(b) If the proposed rule has only local effect, the county median income, as determined annually by the DOA, of the county that is affected by the proposed rule, or if more than one county is so affected, the median income of the affected counties considered together as a group, as determined by the DOA.

(2) Households in which income is 25% to 49% of area median income.

(3) Households in which income is 50% to 79% of area median income.

(4) Households in which income is 80% to 99% of area median income.

(5) Households in which income is 100% or more of area median income.

3. Applicability

The Bill specifies that this new provision does not apply to emergency rules promulgated under s. 227.24, Stats.

4. Rule-Making Authority

The DOA may promulgate any rules necessary for the administration of this new provision.

C. INITIAL APPLICABILITY

The Bill specifies that if it is enacted into law, the new law *first applies* to a bill introduced, or proposed rule submitted to the Joint Legislative Council staff for review, *on the effective date of the new law*.

D. DELAYED EFFECTIVE DATE

The Bill has a delayed effective date, specifying that the act takes effect on the *first day of the 7th month* beginning after publication.

DLS:wu:ksm;wu

Attachments

Sections 16.30 (3) (a) and (b), 16.31 and 227.15, Stats.

16.30 (3) (a) For housing occupied by the owner, any of the following:

1. The principal and interest on a mortgage loan that finances the purchase of the housing.
2. Closing costs and other costs associated with a mortgage loan.
3. Mortgage insurance.
4. Property insurance.
5. Utility-related costs.
6. Property taxes.
7. If the housing is owned and occupied by members of a cooperative, fees paid to a person for managing the housing.

(b) For rented housing, any of the following:

1. Rent.
3. Utility-related costs, if not included in the rent.

16.31 State housing strategy plan. (1) (a) The department shall prepare a comprehensive 5-year state housing strategy plan. The department shall submit the plan to the federal department of housing and urban development.

(b) The department shall develop the plan in consultation with the housing advisory council. In preparing the plan, the department may obtain input from housing authorities, community-based organizations, the private housing industry and others interested in housing assistance and development.

(2) The state housing strategy plan shall include all of the following:

- (a) A statement of housing policies and recommendations.
- (b) An evaluation and summary of housing conditions and trends in this state, including housing stock and housing cost analyses, general population and household composition demographic analyses and housing and demographic forecasts.
- (c) An evaluation of housing assistance needs, based in part on the evaluation under par. (b).
- (d) A discussion of major housing issues, including housing production, housing and neighborhood conservation, housing for persons with special needs, fair housing and accessibility and housing affordability.

- (e) Housing policies that set the general framework for this state's housing efforts.
 - (f) Strategies for utilizing federal funding and for coordinating federal and state housing efforts.
 - (g) Specific recommendations for public and private action that contribute to the attainment of housing policies under the plan.
- (3) The department shall annually update the state housing strategy plan.
 - (4) Before October 1 of each year, the department shall submit the state housing strategy plan to the governor and to the chief clerk of each house of the legislature for distribution to the legislature under s. 13.172 (2).

227.15 Legislative council staff. (1) SUBMISSION TO LEGISLATIVE COUNCIL STAFF. Prior to a public hearing on a proposed rule or, if no public hearing is required, prior to notice under s. 227.19, an agency shall submit the proposed rule to the legislative council staff for review. The proposed rule shall be in the form required under s. 227.14 (1), and shall include the material required under s. 227.14 (2) to (4). An agency may not hold a public hearing on a proposed rule or give notice under s. 227.19 until after it has received a written report of the legislative council staff review of the proposed rule or until after the initial review period of 20 working days under sub. (2) (intro.), whichever comes first. An agency may give notice of a public hearing prior to receipt of the legislative council staff report. This subsection does not apply to rules promulgated under s. 227.24.

(2) ROLE OF LEGISLATIVE COUNCIL STAFF. The legislative council staff shall, within 20 working days following receipt of a proposed rule, review the proposed rule in accordance with this subsection. With the consent of the director of the legislative council staff, the review period may be extended for an additional 20 working days. The legislative council staff shall act as a clearinghouse for rule drafting and cooperate with the agency and the revisor to:

- (a) Review the statutory authority under which the agency intends to promulgate the proposed rule.
- (b) Ensure that the promulgation procedures required by this chapter are followed.
- (c) Review proposed rules for form, style and placement in the code.
- (d) Review proposed rules to avoid conflict with or duplication of existing rules.
- (e) Review proposed rules for adequate references to related statutes, rules and forms.
- (f) Review proposed rules for clarity, grammar, punctuation and use of plain language.
- (g) Review proposed rules to determine potential conflicts and to make comparisons with related federal statutes and regulations.
- (h) Review proposed rules for compliance with the requirements of s. 227.116.
- (i) Streamline and simplify the rule-making process.

(3) ASSISTANCE TO COMMITTEES. The legislative council staff shall work with and assist the appropriate committees of the legislature during the rule-making process. The legislative council staff may include in its report recommendations concerning proposed rules which the agency shall submit with the notice required under s. 227.19 (2).

(4) NOTICE OF CHANGES IN RULE-MAKING AUTHORITY. Whenever the rule-making authority of an agency is eliminated or significantly changed by the repeal, amendment or creation of a statute, by the interpretive decision of a court of competent jurisdiction or for any other reason, the legislative council staff shall notify the joint committee for review of administrative rules and the appropriate committees of each house of the legislature as determined by the presiding officer of each house. This subsection applies whether or not the rules of the agency are under review by the legislative council staff at the time of the change in rule-making authority.

(5) ANNUAL REPORT. The legislative council staff shall submit an annual report to the chief clerk of each house of the legislature, for distribution to the legislature under s. 13.172 (2), and to the governor summarizing any action taken and making recommendations to streamline the rule-making process and eliminate obsolete, duplicative and conflicting rules.

(6) PUBLIC LIAISON. The legislative council staff shall assist the public in resolving problems related to rules. The assistance shall include but is not limited to providing information, identifying agency personnel who may be contacted in relation to rule-making functions, describing the location where a copy of a rule, proposed rule or form is available and encouraging and assisting participation in the rule-making process.

(7) RULES PROCEDURES MANUAL. The legislative council staff and the revisor's bureau shall prepare a manual to provide agencies with information on drafting, promulgation and legislative review of rules.



Wisconsin Builders Association

MEMO

To: Chairperson Carol Owens and Members of the Assembly Housing Committee
From: Nora Moran, Government Affairs *Nora*
Subject: Testimony on AB 384 - Housing Impact Note
Date: September 7, 1995

I am testifying in favor of Assembly Bill 384 relating to the creation of a housing impact note on behalf of the Wisconsin Builders Association (WBA). The WBA is made up of nearly 5,800 members statewide including builders and contractors of residential construction and various other subcontractors, suppliers and professionals in the home building industry.

1. The WBA supports this legislation.
2. The creation of a housing impact note will allow legislators to make well-informed, fact-based decisions on new laws and administrative rules that affect housing in Wisconsin.
3. A housing impact note would clearly identify the cost of new regulations, and give legislators information about what those costs will do to housing affordability in Wisconsin.
4. After the cost of land, government regulation is the fastest-growing cost in home construction.
 - The National Association of Home Builders estimates that 20% of the cost of a new home or apartment is red tape.
 - This growing regulatory burden is driving up the cost of new homes, and is ultimately preventing families from owning homes.
 - We need to become more aware of those costs, where they come from, and how we can minimize them. This bill is an important part of that process.
5. Lee Martinson, Administrator of the Division of Housing, has submitted several technical changes to Representative Green, the bill sponsor, to make this bill more workable. We support those changes.
 - One of those changes relates to specific income categories of households. The WBA would support the elimination of the income categories delineated in the bill.
6. The WBA mission statement indicates that one of its primary goals is to work to provide affordable housing for the people of Wisconsin. This bill is a great step in that direction.



FISCAL ESTIMATE
DOA-2048 (R10/92)

- ORIGINAL
- UPDATED
- CORRECTED
- SUPPLEMENTAL

Subject
Housing impact report on bills and administrative rules

Fiscal Effect
 State: No State Fiscal Effect
 Check columns below only if bill make a direct appropriation or affects a sum sufficient appropriation.

<input type="checkbox"/> Increase Existing Appropriation <input type="checkbox"/> Increase Existing Revenues <input type="checkbox"/> Decrease Existing Appropriation <input type="checkbox"/> Decrease Existing Revenues <input type="checkbox"/> Create New Appropriation	<input type="checkbox"/> Increase Costs - May be possible to absorb Within Agency's Budget <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Decrease Costs
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Local: No local government costs

1. <input type="checkbox"/> Increase Costs <input type="checkbox"/> Permissive <input type="checkbox"/> Mandatory <input type="checkbox"/> Decrease Costs <input type="checkbox"/> Permissive <input type="checkbox"/> Mandatory	3. <input type="checkbox"/> Increase Revenues <input type="checkbox"/> Permissive <input type="checkbox"/> Mandatory 4. <input type="checkbox"/> Decrease Revenues <input type="checkbox"/> Permissive <input type="checkbox"/> Mandatory	5. Types of Local Governmental Units affected: <input type="checkbox"/> Towns <input type="checkbox"/> Villages <input type="checkbox"/> Cities <input type="checkbox"/> Counties <input type="checkbox"/> Others _____ <input type="checkbox"/> School Districts <input type="checkbox"/> VTAE Districts
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Fund Sources Affected <input type="checkbox"/> GPR <input type="checkbox"/> FED <input type="checkbox"/> PRO <input type="checkbox"/> PRS <input type="checkbox"/> SEG <input type="checkbox"/> SEG-S	Affected Ch. 20 Appropriations
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Assumptions Used in Arriving at Fiscal Estimate

Existing staff would prepare reports at present levels of bills and rules on housing.

Long-Range Fiscal Implications

No known impact

Agency/Prepared by: (Name & Phone No.) DOA/Richard Wagner (608) 266-0653	Authorized Signature/Telephone No.  Linda J. Seemeyer 266-3508	Date 6/5/95
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MEMORANDUM

April 20, 1995

TO: Rep. Owens

FROM: Suzy Geroux

RE: LRB 1793

Per your request, I have looked into Rep. Green's bill on Housing Impact Statements. From speaking to a few sources, the concept is very good. There is quite a bit of support from the builders. The LRB draft is a result of recommendations from the Governor's Special Task Force on Housing Affordability. It was introduced last session with the Home-Builders, WHEDA, and DOA all working on the bill.

The only concern of the bill was the possibility of it being too broad in scope. With all of the housing impact statement requirements, there was a question of whether or not DOA could realistically implement them. I forwarded a copy of the bill to Lee Martinson, DOA Administrator of Housing, for his input. His department would implement the program. For your information, I have attached his suggestions to the bill. I have also sent a copy of Lee's suggestions to the author, Rep. Green.

If you have any further questions, please feel free to contact Lee Martinson (267-4889) or myself at the Caucus.

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State of Wisconsin
Department of Administration

Division of Housing

MEMORANDUM

To: Suzy Geroux
Assembly Republican Caucus

From: Lee Martinson, Administrator 

Date: April 20, 1995

Subject: Housing Impact Statement

As requested, I have looked over the attached draft legislation and have made some suggested refinements. A major one deals with removing impact statements for individual income groups. Housing affects all income groups, and it is evident that increasing housing costs will always impact lower-income households to a greater degree than upper-income households. Removal of the individual income sections will significantly reduce the size of the analysis as well as the time needed to accomplish it.

The other major refinement suggested is that only bills and administrative rules that directly affect housing are included for analysis. This would allow us to concentrate on legislation having more of a significant impact on housing as well as reduce administrative costs and legislative down-time.

As you know, the Department of Administration does not take positions on bills until they are introduced to the Legislature in final form. I presume that we will be preparing the fiscal estimate for this proposed bill.

Thank you for the opportunity to provide input. If you need any additional assistance, please do not hesitate to contact me.

TLM:pm



State of Wisconsin
1995 - 1996 LEGISLATURE

LRB-1793/1
TAY:skg:jlb

1 AN ACT to create 13.099 and 227.115 of the statutes; relating to: requiring a re-
2 view of and ^{analysis} ~~report~~ on introduced bills and proposed administrative rules that
3 affect housing and granting rule-making authority.

Analysis by the Legislative Reference Bureau

Under current law, certain types of legislation require certain reports or analyses to be completed before the legislation can be considered by the legislature. A bill that makes an appropriation, that increases or decreases an existing appropriation, or that increases or decreases state or general local government fiscal liability or revenue, must incorporate a reliable estimate of the anticipated change in appropriation authority or in state or local fiscal liability or revenue. Similarly, legislation providing for the conveyance of lake bed areas requires a report from the department of natural resources on particular aspects of the conveyance proposed in the legislation. Legislation affecting the public employe retirement system must be reported on by the joint survey committee on retirement systems and any bill concerning tax exemptions must be reported on by the joint survey committee on tax exemptions. In addition, proposed administrative rules must be analyzed for their fiscal effect and for their effect on small business.

This bill requires that any bill of ^{analysis} any proposed administrative rule that ^{directly} affects housing in Wisconsin must be analyzed by the division of housing in the department of administration (DOA). Under the bill, the ~~report~~ ^{analysis} must be completed within 30 days after the bill affecting housing has been introduced. For a proposed administrative rule that affects housing, the ~~report~~ ^{analysis} must be completed before the rule is submitted to the joint legislative council staff for review. ~~A report on~~ either a bill or a proposed rule that affects housing must include information on the effect of the bill or proposed rule on the state housing strategy plan, the cost of constructing, rehabilitating, improving or maintaining housing, the cost and availability of financing to purchase or develop housing, the purchase price of housing and other housing costs such as rent, utilities and property taxes. ~~The report must include the following information:~~

an analysis

1995 - 1996 Legislature

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061-9201
LEGISLATIVE

~~part of the bill or proposed rule on a specific group of households in which income is below 100% of the median income for the area affected by the bill. The report must also analyze the relative impact of the bill or proposed rule on households in which income is over 100% of the area median income.~~

This bill authorizes DOA to promulgate rules necessary for the administration of the provisions in this bill.

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:

SECTION 1. 13.099 of the statutes is created to read:

13.099 Review of bills affecting housing. (1) DEFINITIONS. In this section:

~~(a) "Area median income" means whichever of the following applies~~

~~1. If the legislation has statewide effect, the state median income, as determined annually by the department.~~

~~2. If the legislation has only local effect, the county median income, as determined annually by the department, of the county that is affected by the legislation, if more than one county is so affected, the median income of the affected counties considered together as a group, as determined by the department.~~

(b) "Department" means the department of administration.

(c) "State housing strategy plan" means the plan developed under s. 16.31.

(2) REPORT ON BILLS AFFECTING HOUSING. (a) If any bill that is introduced in either house of the legislature directly ~~or indirectly~~ affects the development, construction, cost or availability of housing in this state, the department, through the division of housing, shall prepare ^{an analysis} ~~a report~~ on the bill within 30 days after it is introduced. The department may request any information from other state agencies, local governments or individuals or organizations that is reasonably necessary for the department to prepare the ^{analysis} ~~report~~.

1995 - 1996 Legislature

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LRB-1799/1
TAY:skg:jlb
SECTION 1

1 (b) A bill that requires ~~a report~~ ^{an analysis} by the department under this section shall have
2 that requirement noted on its jacket when the jacket is prepared. When a bill that
3 requires ~~a report~~ ^{an analysis} under this section is introduced, the legislative reference bureau
4 shall submit a copy of the bill to the department.

5 (c) The ~~report~~ ^{analysis} prepared under this section shall be printed as an appendix to
6 that applicable bill and shall be distributed in the same manner as amendments.

7 (3) FINDINGS OF THE DEPARTMENT TO BE CONTAINED IN THE ~~REPORT~~ ^{Analysis} (a) The ~~report~~ ^{analysis}
8 of the department shall contain information about the effect of the bill on housing in
9 this state, including information on the effect of the bill on all of the following:

- 10 1. The ~~policies, strategies and recommendations of the~~ state housing strategy
- 11 plan.
- 12 2. The cost of constructing, rehabilitating, improving or maintaining single
- 13 family or multifamily dwellings.
- 14 3. The purchase price of housing.
- 15 4. The cost and availability of financing to purchase or develop housing.
- 16 5. Housing costs, as defined in s. 16.30 (3) (a) and (b).

17 ~~(b) The report shall analyze the relative impact of the effects of the bill on each~~
18 ~~of the following:~~

- 19 ~~1. Households in which income is less than 25% of area median income.~~
- 20 ~~2. Households in which income is 25% to 49% of area median income.~~
- 21 ~~3. Households in which income is 50% to 79% of area median income.~~
- 22 ~~4. Households in which income is 80% to 99% of area median income.~~
- 23 ~~5. Households in which income is 100% or more of area median income.~~

24 (4) RULE-MAKING AUTHORITY. The department may promulgate any rules neces-
25 sary for the administration of this section.

1995 - 1996 Legislature

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LRB-1793/1
TAY:skg:jlb
SECTION 2

SECTION 2. 227.115 of the statutes is created to read:

227.115 Review of rules affecting housing. (1) DEFINITIONS. In this section:

(a) "~~State housing strategy plan~~" means whichever of the following applies:

1. If the proposed rule has statewide effect, the state housing strategy plan as determined annually by the department.

2. If the proposed rule has only local effect, the county median income as determined annually by the department, of the county that is affected by the proposed rule, or if more than one county is so affected, the median income of the affected counties considered together as a group, as determined by the department.

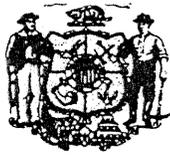
(b) "Department" means the department of administration.

(c) "State housing strategy plan" means the plan developed under s. 16.31.

(2) REPORT ON RULES AFFECTING HOUSING. If a proposed rule directly ~~and indirectly~~ affects the development, construction, cost or availability of housing in this state, the department, through the division of housing, shall prepare ~~an analysis~~ ^{an analysis} on the proposed rule before it is submitted to the joint legislative council staff under s. 227.15. The department may request any information from other state agencies, local governments or individuals or organizations that is reasonably necessary for the department to prepare the ~~analysis~~ ^{analysis}.

(3) FINDINGS OF THE DEPARTMENT TO BE CONTAINED IN THE ~~REPORT~~ ^{Analysis} (a) The ~~reports~~ ^{analysis} of the department shall contain information about the effect of the proposed rule on housing in this state, including information on the effect of the proposed rule on all of the following:

1. The ~~policies, strategies and recommendations of the~~ state housing strategy plan.



Mark Green
State Representative
Majority Caucus Chair

M E M O R A N D U M

TO: All Legislators
FROM: Representative Mark Green
DATE: March 30, 1995
RE: Co-sponsorship of LRB 1793, the "Housing Impact Statement"

A major barrier to affordable housing continues to be excessive government regulations. State mandates have driven up the cost of home construction to the point where many working Wisconsin residents can no longer afford to purchase a home for their family.

In an attempt to prevent this problem from escalating, I am reintroducing legislation which authorizes the creation of a "Housing Impact Statement" (HIS). Under this proposal, the Division of Housing in the Department of Administration will be required to prepare an analysis of the impact that proposed legislation and administrative rules will have upon the availability and affordability of housing in Wisconsin. The HIS will be similar in function and form to already required fiscal estimates.

The HIS will provide legislators with specific information on the effect their actions will have on providing affordable housing for their constituents.

The concept of a HIS has been endorsed by both the National and State Task Forces on Regulatory Barriers to Affordable Housing and has the support of the Wisconsin Builders Association.

For your review, the LRB analysis of this legislation is printed on the reverse side of this memo.

Please contact my office at 6-5840 by April 13 if you wish to co-sponsor this legislation.

Fourth Assembly District

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Toll-Free Hotline: 1 800-362-WISC (9472) • Printed on recycled paper