



## Fiscal Estimate Narratives

DWD 9/10/2021

LRB Number	<b>21-2745/1</b>	Introduction Number	<b>AB-0526</b>	Estimate Type	<b>Original</b>
<b>Description</b> housing authorities					

### Assumptions Used in Arriving at Fiscal Estimate

This bill authorizes a housing authority to undertake certain mixed developments, increases the bidding threshold for housing authority projects, and adds an exemption related to housing discrimination.

The bill specifies that a housing authority may acquire, construct, and operate mixed-use or mixed-income developments primarily to serve persons of low income or both persons of low income and persons of moderate income. It increases the threshold amount at which the housing authority must solicit bids and award the contract to the lowest qualified and competent bidder from \$25,000 to \$50,000.

The bill creates an exemption in the open housing law related to discrimination based on lawful source of income, specifically when renting housing units, provided the discrimination is consistent with federal law and either material to an identified objective of the housing authority or for the purpose of transitioning the renter to economic self-sufficiency.

If enacted, the department does not anticipate the new exemption will cause a material increase in the number of open housing discrimination complaints received annually and investigated by the DWD Equal Rights Division. Therefore, any costs for new complaints under this bill are estimated to be absorbable. There would be one-time costs for DWD's Equal Rights Division to revise on-line information, education materials, and publications, but these costs are also estimated to be absorbable within the agency's operating budget.

Local government counterparts to the DWD Equal Rights Division may need to update documentation related to open housing. This may include review and / or revision of housing laws in which receipt of rental assistance (such as Section 8) is a protected class. The fiscal effect of these changes is currently indeterminate.

### Long-Range Fiscal Implications