

Wisconsin Department of Administration  
 Division of Executive Budget and Finance

### Fiscal Estimate - 2021 Session

Original       Updated       Corrected       Supplemental

<b>LRB Number</b> <b>21-5667/1</b>	<b>Introduction Number</b> <b>SB-840</b>	
<b>Description</b> local approvals of workforce housing projects; zoning for certain residential uses; and a requirement that street addresses be assigned at the time of subdivision plat approval		
<b>Fiscal Effect</b>		
<b>State:</b>		
<input checked="" type="checkbox"/> No State Fiscal Effect <input type="checkbox"/> Indeterminate <input type="checkbox"/> Increase Existing Appropriations <input type="checkbox"/> Increase Existing Revenues <input type="checkbox"/> Increase Costs - May be possible to absorb within agency's budget <input type="checkbox"/> Decrease Existing Appropriations <input type="checkbox"/> Decrease Existing Revenues <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Create New Appropriations <input type="checkbox"/> Decrease Costs		
<b>Local:</b>		
<input type="checkbox"/> No Local Government Costs <input checked="" type="checkbox"/> Indeterminate 1. <input type="checkbox"/> Increase Costs      3. <input type="checkbox"/> Increase Revenue      5. Types of Local Government Units Affected <input type="checkbox"/> Permissive <input type="checkbox"/> Mandatory <input type="checkbox"/> Permissive <input type="checkbox"/> Mandatory <input checked="" type="checkbox"/> Towns <input checked="" type="checkbox"/> Village <input checked="" type="checkbox"/> Cities 2. <input type="checkbox"/> Decrease Costs      4. <input type="checkbox"/> Decrease Revenue <input type="checkbox"/> Counties <input type="checkbox"/> Others <input type="checkbox"/> Permissive <input type="checkbox"/> Mandatory <input type="checkbox"/> Permissive <input type="checkbox"/> Mandatory <input type="checkbox"/> School Districts <input type="checkbox"/> WTCS Districts		
<b>Fund Sources Affected</b>	<b>Affected Ch. 20 Appropriations</b>	
<input type="checkbox"/> GPR <input type="checkbox"/> FED <input type="checkbox"/> PRO <input type="checkbox"/> PRS <input type="checkbox"/> SEG <input type="checkbox"/> SEGS		
<b>Agency/Prepared By</b>	<b>Authorized Signature</b>	<b>Date</b>
DOA/ Robert Albrecht (608) 264-6343	Robin Malicki (608) 264-9576	1/28/2022

## Fiscal Estimate Narratives

DOA 1/28/2022

LRB Number	<b>21-5667/1</b>	Introduction Number	<b>SB-840</b>	Estimate Type	<b>Original</b>
<b>Description</b>					
local approvals of workforce housing projects; zoning for certain residential uses; and a requirement that street addresses be assigned at the time of subdivision plat approval					

### Assumptions Used in Arriving at Fiscal Estimate

2021 Senate Bill 840 (SB-840) makes several changes related to municipal zoning for certain multifamily and workforce housing developments. The proposed legislation requires towns with a zoning ordinance and that furnish water and sewer service to provide at least one district in the municipality in which multifamily housing providing not fewer than 16 residential units per acre is a permitted use. It also requires both towns and cities meeting those same criteria to permit the same as a permitted use in all commercial-use districts. Certain exceptions are allowed in instances of quantifiable and significant adverse impact to public health and safety or financial infeasibility, adjudication guidelines for which are outlined in the bill.

SB-840 also defines "workforce housing" as housing which both costs the household no more than 30 percent of the household's gross median income and that which is initially occupied by individuals whose household median income is no more than 120 percent of the county's gross median income based on the county's 5-year average median income and housing costs as calculated in the U.S. Census Bureau's American Community Survey. SB-840 also requires political subdivisions to establish a process to approve, deny, or conditionally approve applications of workforce housing projects and further requires that said projects be approved if they are consistent with the political subdivision's comprehensive plan or zoning ordinance, with similar exceptions as provided for the density requirements outlined above.

Additionally, the proposed legislation requires the approving authority of a plat to assign a street address to the plat no later than the date of approval.

The Department of Administration does not anticipate a fiscal impact from the proposed SB-840.

At the local level, the fiscal impact is indeterminate as the circumstances and available housing stock in each political subdivision vary widely. With the requirements of SB-840, it is likely that multifamily units with the density given above would increase in number in certain municipalities, however, the fiscal impact of such an increase is also indeterminate. The impact of the assignment of street addresses by local units of government of plats is currently indeterminate.

### Long-Range Fiscal Implications