
Wisconsin Legislative Council

AMENDMENT MEMO



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2021 Assembly Bill 605

Assembly Amendment 1

2021 ASSEMBLY BILL 605

2021 Assembly Bill 605 requires each city, village, town, and county to use at least the lesser of \$1 million or 10 percent of the funds it receives pursuant to the federal American Rescue Plan Act on any of several projects relating to workforce housing, including the following:

- Redeveloping idle commercial property of at least 40,000 square feet into workforce housing.
- Issuing low-interest or no-interest loans for rehabilitating older workforce housing or building new workforce housing units.

If a local government issues a loan described above to an owner or lessee of a premises, the local government may provide that any unpaid loan amount becomes a lien on the property at the time the property is sold.

For purposes of the bill, “workforce housing” means housing that: (1) costs a household no more than 30 percent of the household’s gross median income; and (2) is for initial occupancy by individuals whose household income is no more than 120 percent of county gross median income.

ASSEMBLY AMENDMENT 1

Assembly Amendment 1 limits the application of the bill to a city, village, town, or county with a population of 50,000 or more (rather than all such local governments), and allows funds to be used for redeveloping idle commercial property of at least 10,000 square feet (rather than 40,000 square feet).

The amendment also provides that if a local government issues a low-interest or no-interest loan to an owner or lessee of a premises, the local government may provide that a lien be placed on the property at the time the loan is made (rather than at the time the property is sold).

Finally, the amendment modifies the definition of “workforce housing” to mean housing that: (1) costs, or is not expected to cost, more than 30 percent of a household’s annual income; (2) for housing intended to be rented, is for initial occupancy by individuals whose annual household income is between 60 percent and 100 percent of area median family income; and (3) for housing intended to be occupied by the owner, is for initial occupancy by individuals whose household income is no more than 120 percent of area median family income.

BILL HISTORY

Assembly Amendment 1 was introduced by Representative Brooks on October 18, 2021. On October 19, 2021, the Assembly Committee on Housing and Real Estate recommended adoption of the amendment on a vote of Ayes, 10; Noes, 0. The committee then recommended passage of the bill, as amended, on a vote of Ayes, 6; Noes, 4.

EL:ksm