
Wisconsin Legislative Council

AMENDMENT MEMO



Memo published: October 25, 2021

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2021 Assembly Bill 609

Assembly Amendment 1

2021 ASSEMBLY BILL 609

Assembly Bill 609 allows a city, village, or town (municipality) to establish a local housing investment fund. After a municipality designates a parcel as a housing investment fund property, the local housing investment fund would receive all property tax revenue on any increased value of that property for a specified period.¹

The revenue in a local housing investment fund may be used only for certain purposes related to workforce housing, such as financing new workforce housing units, acquiring or razing condemned buildings in order to redevelop the property into workforce housing units, or providing funds for workforce housing infrastructure.

The bill defines “workforce housing” as dwelling units intended for persons with income of not more than 130 percent of area gross median household income for the municipality, as determined by the U.S. Department of Housing and Urban Development (HUD). At least 50 percent of the expenditures must be used to provide workforce housing to individuals with income of not more than 100 percent of area gross median income.

ASSEMBLY AMENDMENT 1

Assembly Amendment 1 requires that a municipality must convene a board of affected taxing jurisdictions to review an ordinance that establishes a local housing investment fund, and prevents such an ordinance from taking effect unless approved by the board.

Upon publication of an ordinance, notice must be mailed to each local governmental entity that has taxing jurisdiction over property in the municipality and to the school board of any school district with property in the municipality. Membership on a board consists of one representative each chosen by the municipality, the school district, the technical college district, and the county, plus one member of the public chosen by the municipality.² Members must be appointed by the first meeting of the board, which must be held within 14 days after notice is mailed.

Additionally, the amendment modifies the definition of “workforce housing” so that it focuses on area gross median family income for the county, and so that income levels are adjusted for family size.

¹ Two years for a housing investment fund in a first or second class city; five years for a housing investment fund in a third or fourth class city, a village, or a town.

² If more than one school district, one technical college district, or one county has the power to levy taxes on property within the municipality, the representative to the board is chosen by the taxing unit in which municipal property having the greatest value is located.

BILL HISTORY

Assembly Amendment 1 was offered by Representative Armstrong on October 18, 2021. On October 19, 2021, the Assembly Committee on Housing and Real Estate recommended adoption of the amendment, and passage of the bill, as amended, on votes of Ayes, 10; Noes, 0.

EL:ksm