
Wisconsin Legislative Council

ACT MEMO



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2021 Wisconsin Act 196
[2021 Senate Bill 533]

**Housing Authorities Created by
First-Class Cities**

BACKGROUND

Under current law, a housing authority created by a city may undertake housing projects either to demolish, clear, remove, alter, or repair insanitary or unsafe housing or to provide safe and sanitary dwelling accommodations for persons of low income, or both.

A housing authority must submit for bidding any contract in an amount greater than \$25,000, and must give notice of any contract if the estimated cost is between \$10,000 and \$25,000.

A housing authority may fix rental rates for dwellings no higher than it finds necessary to accomplish certain objectives, such as meeting the cost of maintaining and operating the project, including the cost of any insurance, and the administrative expenses of the authority.

2021 WISCONSIN ACT 196

2021 Wisconsin Act 196 authorizes a housing authority created by a first-class city (presently, the City of Milwaukee) to prepare, carry out, acquire, lease, and operate mixed developments, and to provide for the construction, reconstruction, improvement, alteration, or repair of any mixed development or any part of a mixed development. However, the authority for mixed development extends only to property wholly or partially owned by such a housing authority before October 1, 2021.

The act defines “mixed development” as real and personal property, buildings and improvements, and community facilities acquired, rehabilitated, or constructed pursuant to a single plan to revitalize, redevelop, or transfer one or more properties into a mixed-use or mixed-income development primarily to serve persons of low income or persons of low income and persons of moderate income with housing, commercial, and neighborhood amenities or other support services.

Additionally, for a housing authority created by a first-class city, and for property wholly or partially owned by the housing authority prior to October 1, 2021, the act raises to \$50,000 the threshold to submit a contract for bidding and repeals the requirement to give notice of any contract if the estimated cost is between \$10,000 and \$25,000.

Finally, for property wholly or partially owned by the housing authority prior to October 1, 2021, the act allows a housing authority created by a first-class city to include the cost of providing tenant support services when fixing rental rates for dwellings.

Effective date: March 20, 2022

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