



Legislation Text

File #: 210564, **Version:** 0

210564
ORIGINAL
200668

ALD. MURPHY, JOHNSON, AND STAMPER

Resolution directing the Department of Administration - Intergovernmental Relations Division to seek introduction and passage of State legislation enabling municipalities to create local housing investment funds.

This resolution directs the Department of Administration - Intergovernmental Relations Division to seek introduction and passage of State legislation that would enable municipalities to create local housing investment funds, utilizing increased property tax revenue for housing trust funds or segregated housing accounts to support local, affordable housing activities.

Whereas, Wisconsin has a widespread housing shortage, and housing costs are rising faster than incomes; and

Whereas, State, federal and local programs that support affordable housing have proven inadequate in addressing the gap in low-income housing; and

Whereas, Current tax incremental financing programs allowed by State law to support local housing are useful, but limited by their statutory parameters, financial deadlines and lack of uniformity across different communities; and

Whereas, A Local Housing Investment Fund (LHIF) would use increased property tax revenue received from housing created in a community, such as housing conversions, publicly-owned housing acquired through in rem foreclosure that is upgraded and sold to private parties, and newly constructed rental complexes, condominiums and single/two-family housing; and

Whereas, Under LHIF, the tax revenue growth in a single year would be allocated to a housing trust fund or segregated housing account to support defined local housing activities in that municipality; and

Whereas, LHIF housing funds could be used for incentivizing the creation of new affordable or workforce housing units for households with income up to 60% or 100% of the area median gross income (AMGI) level, improving municipal-owned housing stock or providing funds to raze condemned municipal-owned properties, providing down payment funding assistance to buyers with incomes up to 120% of the AMGI level for newly constructed condominium units or single/two-family housing, providing down payment funding assistance for the purchase of existing housing for first-time home buyers with incomes up to 100% of the AMGI level, and supporting local home buying program/counseling initiatives for first-time home buyers; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that the Department of Administration -

Intergovernmental Relations Division is directed to seek introduction and passage of State legislation enabling municipalities to create local housing investment funds; and, be it

Further Resolved, That Resolution File Number 200668 is amended by inserting the following item in the document attached to the file and identified as "AMENDED 2021-2022 State Legislative Detailed Proposals and Key Issues":

Neighborhoods/Economy	Common Council/City Development	Seek passage of state legislation to enable municipalities to create local housing investment funds. (CC#210564)
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; and, be it

Further Resolved, That the City Clerk shall forward a copy of this resolution to each member of Milwaukee's delegation to the State Legislature.

DOA-Intergovernmental Relations Division
LRB176838-1
Luke Knapp
7/16/2021