



State of Wisconsin
2025 - 2026 LEGISLATURE

LRB-2643/1
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2025 ASSEMBLY BILL 194

April 15, 2025 - Introduced by Representatives ARMSTRONG, BROOKS, ANDERSON, BROWN, DESMIDT, DONOVAN, DOYLE, EMERSON, FRANKLIN, GOODWIN, GREEN, HYSELL, B. JACOBSON, JOERS, KITCHENS, KREIBICH, KRUG, MELOTIK, MURPHY, MURSAU, NEUBAUER, NOVAK, O'CONNOR, ORTIZ-VELEZ, PALMERI, PENTERMAN, PIWOWARCZYK, ROE, SPIROS, UDELL and GOEBEN, cosponsored by Senators QUINN, FEYEN, JAGLER, DASSLER-ALFHEIM, HABUSH SINYKIN, JAMES, PFAFF, RATCLIFF, SPREITZER, WALL, WIRCH and SMITH. Referred to Committee on Housing and Real Estate.

1 **AN ACT** *to repeal* 234.66 (1) (g) 2., 234.66 (1) (g) 3., 234.661 (1) (c) 5., 234.661 (1)
2 (c) 6., 234.662 (1) (e) 3. and 234.662 (1) (e) 4.; ***to renumber and amend***
3 234.66 (1) (b), 234.66 (4) (a) 5., 234.661 (1) (e), 234.661 (3) (b) 3., 234.662 (1) (c),
4 234.662 (1) (f) and 234.662 (3) (b) 3.; ***to consolidate, renumber and amend***
5 234.66 (1) (g) (intro.) and 1.; ***to amend*** 234.66 (4) (a) 7., 234.66 (4) (c) 2., 234.66
6 (5) (c), 234.66 (5m) (b), 234.661 (1) (b), 234.661 (3) (b) (intro.), 234.661 (3) (b) 4.,
7 234.661 (3) (b) 5., 234.661 (3) (c), 234.661 (3) (d), 234.661 (3m) (b), 234.661 (5)
8 (b) 4., 234.662 (1) (d), 234.662 (1) (e) (intro.), 234.662 (1) (g), 234.662 (3) (b)
9 (intro.), 234.662 (3) (b) 4., 234.662 (3) (b) 5., 234.662 (3) (c), 234.662 (3) (d) 2.,
10 234.662 (3m) (b) and 234.662 (5) (b) 4.; ***to create*** 234.66 (1) (b) 1., 234.66 (1) (b)
11 2., 234.66 (4) (a) 5. b., 234.661 (1) (cm), 234.661 (1) (e) 2., 234.661 (3) (b) 3. b.,
12 234.661 (3) (em), 234.662 (1) (c) 2., 234.662 (1) (em), 234.662 (1) (f) 2., 234.662
13 (3) (b) 3. b. and 234.662 (3) (fm) of the statutes; **relating to:** modifications to

ASSEMBLY BILL 194

- 1 housing programs under the Wisconsin Housing and Economic Development
2 Authority.
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Analysis by the Legislative Reference Bureau

This bill makes modifications to three housing programs administered by the Wisconsin Housing and Economic Development Authority: the residential housing infrastructure revolving loan program, also known as the Infrastructure Access Program; the main street housing rehabilitation revolving loan program, also known as the Restore Main Street Program; and the commercial-to-housing conversion revolving loan program, also known as the Vacancy-to-Vitality Program.

For the Infrastructure Access Program, the bill does all of the following:

1. Allows a loan to a developer to provide up to 33 percent of total project costs and a loan to a governmental unit to provide up to 25 percent of total project costs. Under current law, a loan to a developer may provide up to 20 percent of total project costs and a loan to a governmental unit may provide up to 10 percent of total project costs.

2. Allows tribal housing authorities or business entities created by a tribal council to receive loans as developers of eligible projects.

For the Restore Main Street Program, the bill does all of the following:

1. Allows a loan to provide up to \$50,000 per dwelling unit or 33 percent of total project costs, whichever is less. Under current law, a loan may provide up to \$20,000 per dwelling unit or 25 percent of total project costs, whichever is less.

2. Requires WHEDA to divide the state into regions based on the service jurisdiction of each regional planning commission constituted under current law, with the counties not served by a regional planning commission constituting collectively one region. Under the bill, of the moneys appropriated to the program's revolving loan fund in the 2023-25 fiscal biennium, WHEDA must expend any remaining unencumbered moneys in such a way that no region receives in loans more than 12.5 percent of the total amount of the moneys appropriated in the 2023-25 fiscal biennium.

3. Allows loans to be awarded to projects under the jurisdiction of a federally recognized American Indian tribe or band.

For the Vacancy-to-Vitality Program, the bill does all of the following:

1. Allows a loan to provide up to 33 percent of total project costs related to constructing residential housing and eliminates the dollar amount cap on loans. Under current law, a loan may provide up to \$1,000,000 per project or 20 percent of total project costs, whichever is less.

2. Permits housing developments with four or more dwelling units to be eligible for a loan if the housing development is located in a governmental unit with a population of 10,000 or less. Under current law, an eligible housing development must have 16 or more dwelling units.

3. Allows a project converting a vacant commercial building to a mixed-use development that contains residential housing to be eligible for a loan under the

ASSEMBLY BILL 194**SECTION 1**

program. Under current law, to be eligible for a loan, a construction project must convert a vacant commercial building to residential housing. Under the bill, a loan awarded for the conversion of a vacant commercial building to a mixed-use development must be for costs associated with constructing residential housing within the mixed-use development.

4. Requires WHEDA to divide the state into regions based on the service jurisdiction of each regional planning commission constituted under current law, with the counties not served by a regional planning commission constituting collectively one region. Under the bill, of the moneys appropriated to the program's revolving loan fund in the 2023-25 fiscal biennium, WHEDA must expend any remaining unencumbered moneys in such a way that no region receives in loans more than 12.5 percent of the total amount of the moneys appropriated in the 2023-25 fiscal biennium.

5. Allows tribal housing authorities or business entities created by a tribal council to receive loans as developers of eligible projects.

For all three of the programs, the bill does all of the following:

1. Permits eligible projects to benefit from a tax incremental district and to use historic tax credits. Under current law, eligible projects may not benefit from a tax incremental district or use historic tax credits.

2. Allows a loan to be awarded for projects on tribal reservation or trust lands not subject to property taxes in this state if the land is designated as tribal reservation or trust lands on the effective date of the bill.

3. In applying for a loan, requires that, in addition to the current law requirement that a governmental unit establish that it has reduced the cost of housing in connection with the eligible project, a governmental unit establish that it has reduced the cost of housing within the governmental unit, generally.

4. Allows a governmental unit to satisfy the loan eligibility condition that it update the housing element of the statutorily required local government comprehensive plan if, within the 5 years immediately preceding the date of the loan application, the governmental unit adopts an ordinance or resolution certifying that the housing element of the governmental unit's current comprehensive plan provides an adequate housing supply that meets existing and forecasted housing demand in the governmental unit.

5. Allows a loan to be secured by a corporate guarantee. Under current law, a loan under any of the three programs must be secured by a personal guarantee.

For further information see the state fiscal estimate, which will be printed as an appendix to this bill.

The people of the state of Wisconsin, represented in senate and assembly, do enact as follows:

1 **SECTION 1.** 234.66 (1) (b) of the statutes is renumbered 234.66 (1) (b) (intro.)

2 and amended to read:

ASSEMBLY BILL 194**SECTION 1**

1 234.66 (1) (b) (intro.) “Developer” means a person ~~other than a governmental~~
2 ~~unit~~ that constructs or creates residential housing: and that is any of the following:

3 **SECTION 2.** 234.66 (1) (b) 1. of the statutes is created to read:

4 234.66 (1) (b) 1. A person other than a governmental unit.

5 **SECTION 3.** 234.66 (1) (b) 2. of the statutes is created to read:

6 234.66 (1) (b) 2. A tribal housing authority or business entity created by a
7 tribal council.

8 **SECTION 4.** 234.66 (1) (g) (intro.) and 1. of the statutes are consolidated,
9 renumbered 234.66 (1) (g) and amended to read:

10 234.66 (1) (g) “Residential housing” means new single-family or multifamily
11 housing for rent or sale that ~~satisfies all of the following: 1. Is~~ is subject to taxation
12 under ch. 70 or that is not subject to taxation under ch. 70 because, on the effective
13 date of this paragraph [LRB inserts date], it is designated as reservation lands,
14 as defined in s. 165.92 (1) (a), or trust lands, as defined in s. 165.92 (1) (d).

15 **SECTION 5.** 234.66 (1) (g) 2. of the statutes is repealed.

16 **SECTION 6.** 234.66 (1) (g) 3. of the statutes is repealed.

17 **SECTION 7.** 234.66 (4) (a) 5. of the statutes is renumbered 234.66 (4) (a) 5.
18 (intro.) and amended to read:

19 234.66 (4) (a) 5. (intro.) The eligible governmental unit has reduced the cost of
20 residential housing ~~in connection with the eligible project~~ by voluntarily revising
21 zoning ordinances, subdivision regulations, or other land development regulations
22 to increase development density, expedite approvals, reduce impact, water
23 connection, and inspection fees, or reduce parking, building, or other development
24 costs ~~with respect to the development of residential housing supported by the~~

ASSEMBLY BILL 194

SECTION 7

1 ~~project.~~ The governmental unit's revisions to the ordinances or regulations shall
2 include revisions that were made in connection with the eligible project and
3 revisions that generally apply to residential housing projects within the
4 governmental unit. For purposes of this subdivision, the governmental unit in
5 cooperation with the developer shall submit to the authority a cost reduction
6 analysis in a form prescribed by the authority and signed by the developer and the
7 head of the governmental unit's governing body that ~~shows the~~ includes the
8 following:

9 a. Information that clearly shows the estimated time or dollar amount saved
10 by the developer and the estimated percentage reduction in housing costs for each
11 cost reduction ~~measures~~ measure, including any time saving ~~measures~~ measure,
12 undertaken by the governmental unit on or after January 1, 2023, that ~~have~~ has
13 reduced the cost of residential housing in connection with the eligible project. ~~The~~
14 ~~signed analysis shall clearly show for each time saving or cost reduction measure~~
15 ~~the estimated time or dollar amount saved by the developer and the estimated~~
16 ~~percentage reduction in housing costs.~~

17 **SECTION 8.** 234.66 (4) (a) 5. b. of the statutes is created to read:

18 234.66 (4) (a) 5. b. Information that clearly shows the estimated time or dollar
19 amount reduction and the estimated percentage reduction in housing costs for each
20 cost reduction measure, including any time saving measure, undertaken by the
21 governmental unit on or after January 1, 2023, that generally applies to residential
22 housing projects within the governmental unit and that has reduced the cost of
23 residential housing within the governmental unit. These cost and time saving
24 measures may include the cost and time saving measures of the eligible project.

ASSEMBLY BILL 194**SECTION 9**

SECTION 9. 234.66 (4) (a) 7. of the statutes is amended to read:

234.66 (4) (a) 7. If applicable, the eligible governmental unit has updated the housing element of its comprehensive plan under s. 66.1001 (2) (b) within the 5 years immediately preceding the date of the loan application. This condition may be satisfied if, within the 5 years immediately preceding the date of the loan application, the governmental unit adopts an ordinance or resolution certifying that the housing element of its current comprehensive plan provides an adequate housing supply that meets existing and forecasted housing demand in the governmental unit.

SECTION 10. 234.66 (4) (c) 2. of the statutes is amended to read:

234.66 (4) (c) 2. No loan awarded under this subsection may exceed ~~20~~ 33 percent of the total cost of development, including land purchase, of the residential housing supported by the eligible project.

SECTION 11. 234.66 (5) (c) of the statutes is amended to read:

234.66 (5) (c) No loan awarded under this subsection may exceed ~~10~~ 25 percent of the amount of the total cost of development of the residential housing supported by the eligible project.

SECTION 12. 234.66 (5m) (b) of the statutes is amended to read:

234.66 (5m) (b) Require that the full amount of each loan awarded under sub. (4) is secured by one or more unlimited personal or corporate guarantees, unless the developer provides no personal or corporate guarantee on any first mortgage for the eligible project and the developer's total debt associated with the project does not exceed 75 percent of the total collateral value of the project, as determined by the authority.

ASSEMBLY BILL 194

1 **SECTION 13.** 234.661 (1) (b) of the statutes is amended to read:

2 234.661 (1) (b) “Eligible ~~political subdivision~~ governmental unit” means the
3 ~~city, village, town, or county~~ governmental unit having jurisdiction over an eligible
4 project, as determined by the authority.

5 **SECTION 14.** 234.661 (1) (c) 5. of the statutes is repealed.

6 **SECTION 15.** 234.661 (1) (c) 6. of the statutes is repealed.

7 **SECTION 16.** 234.661 (1) (cm) of the statutes is created to read:

8 234.661 (1) (cm) “Governmental unit” means a city, village, town, county, or
9 federally recognized American Indian tribe or band in this state.

10 **SECTION 17.** 234.661 (1) (e) of the statutes is renumbered 234.661 (1) (e)
11 (intro.) and amended to read:

12 234.661 (1) (e) (intro.) “Rental housing” means single-family or multifamily
13 housing offered or intended to be offered for rent ~~that~~ to which any of the following
14 applies:

15 1. The housing is subject to taxation under ch. 70.

16 **SECTION 18.** 234.661 (1) (e) 2. of the statutes is created to read:

17 234.661 (1) (e) 2. The housing is not subject to taxation under ch. 70 because,
18 on the effective date of this subdivision [LRB inserts date], it is designated as
19 reservation lands, as defined in s. 165.92 (1) (a), or as trust lands, as defined in s.
20 165.92 (1) (d).

21 **SECTION 19.** 234.661 (3) (b) (intro.) of the statutes is amended to read:

22 234.661 (3) (b) (intro.) From the main street housing rehabilitation revolving
23 loan fund, the authority may award loans to owners of rental housing to cover
24 housing rehabilitation costs for an eligible project. Any owner of rental housing,

ASSEMBLY BILL 194

SECTION 19

1 other than a ~~city, village, town, or county~~ governmental unit, may apply to the
2 authority for a loan in accordance with the application process established by the
3 authority under par. (c), but the authority may not award the loan unless the owner
4 of the rental housing and eligible ~~political subdivision~~ governmental unit
5 demonstrate to the satisfaction of the authority in one or more forms prescribed by
6 the authority that all of the following apply:

7 **SECTION 20.** 234.661 (3) (b) 3. of the statutes is renumbered 234.661 (3) (b) 3.
8 (intro.) and amended to read:

9 234.661 (3) (b) 3. (intro.) The eligible ~~political subdivision~~ governmental unit
10 has reduced the cost of rental housing ~~in connection with the eligible project~~ by
11 voluntarily revising zoning ordinances, subdivision regulations, or other land
12 development regulations to increase development density, expedite approvals,
13 reduce impact fees, or reduce parking, building, or other development costs ~~with~~
14 ~~respect to the eligible project.~~ The governmental unit's revisions to the ordinances
15 or regulations shall include revisions that were made in connection with the eligible
16 project and revisions that generally apply to residential housing projects within the
17 governmental unit. For purposes of this subdivision, the ~~political subdivision~~
18 governmental unit in cooperation with the owner shall submit to the authority a
19 cost reduction analysis in a form prescribed by the authority and signed by the
20 owner and the head of the ~~political subdivision's~~ governmental unit's governing
21 body that ~~shows the~~ includes the following:

22 a. Information that clearly shows the estimated time or dollar amount saved
23 by the developer and the estimated percentage reduction in housing costs for each
24 cost reduction measures measure, including any time saving measures measure,

ASSEMBLY BILL 194

1 undertaken by the ~~political subdivision~~ governmental unit on or after January 1,
2 2023, that ~~have~~ has reduced the cost of rental housing in connection with the
3 eligible project. ~~The signed analysis shall clearly show for each time saving or cost~~
4 ~~reduction measure the estimated time or dollar amount saved by the owner and the~~
5 ~~estimated percentage reduction in rental housing costs.~~

6 **SECTION 21.** 234.661 (3) (b) 3. b. of the statutes is created to read:

7 234.661 (3) (b) 3. b. Information that clearly shows the estimated time or
8 dollar amount reduction and the estimated percentage reduction in housing costs
9 for each cost reduction measure, including any time saving measure, undertaken by
10 the governmental unit on or after January 1, 2023, that generally applies to
11 residential housing projects within the governmental unit and that has reduced the
12 cost of residential housing within the governmental unit. These cost and time
13 saving measures may include the cost and time saving measures of the eligible
14 project.

15 **SECTION 22.** 234.661 (3) (b) 4. of the statutes is amended to read:

16 234.661 (3) (b) 4. The eligible ~~political subdivision~~ governmental unit is in
17 compliance with the requirements under ss. 66.1001, 66.10013, and 66.10014, to
18 the extent those requirements apply to the ~~political subdivision~~ governmental unit.

19 **SECTION 23.** 234.661 (3) (b) 5. of the statutes is amended to read:

20 234.661 (3) (b) 5. ~~The~~ If applicable, the eligible ~~political subdivision~~
21 governmental unit has updated the housing element of its comprehensive plan
22 under s. 66.1001 (2) (b) within the 5 years immediately preceding the date of the
23 loan application. This condition may be satisfied if, within the 5 years immediately
24 preceding the date of the loan application, the governmental unit adopts an

ASSEMBLY BILL 194

SECTION 23

1 ordinance or resolution certifying that the housing element of its current
2 comprehensive plan provides an adequate housing supply that meets existing and
3 forecasted housing demand in the governmental unit.

4 **SECTION 24.** 234.661 (3) (c) of the statutes is amended to read:

5 234.661 (3) (c) The authority shall establish a semiannual application process
6 for the award of loans under this subsection. If in any application cycle there are
7 insufficient moneys available in the main street housing rehabilitation revolving
8 loan fund to fund all applications that meet the requirements under par. (b) and are
9 otherwise acceptable to the authority, the authority shall prioritize funding loans
10 for eligible projects in eligible ~~political subdivisions~~ governmental units that have
11 reduced the cost of rental housing as described in par. (b) 3. but with respect to the
12 ~~political subdivision~~ governmental unit as a whole.

13 **SECTION 25.** 234.661 (3) (d) of the statutes is amended to read:

14 234.661 (3) (d) No loan awarded under this subsection may exceed ~~\$20,000~~
15 \$50,000 per dwelling unit or ~~25~~ 33 percent of the total housing rehabilitation project
16 costs, whichever is less, and the authority may establish an interest rate for any
17 loan awarded under this subsection at or below the market interest rate or may
18 charge no interest.

19 **SECTION 26.** 234.661 (3) (em) of the statutes is created to read:

20 234.661 (3) (em) The authority shall divide the state into regions based on the
21 service jurisdiction as of the effective date of this paragraph [LRB inserts date],
22 of each regional planning commission constituted under s. 66.0309, with the
23 counties not served by a regional planning commission as of that date constituting
24 collectively one region. The authority shall, to the extent feasible, expend any of the

ASSEMBLY BILL 194

1 moneys deposited into the fund under sub. (2) (a) 1. in the 2023-25 fiscal biennium
2 that are unencumbered on the effective date of this paragraph [LRB inserts
3 date], in such a way that no region receives more than 12.5 percent of the total
4 moneys deposited into the fund under sub. (2) (a) 1. in the 2023-25 fiscal biennium
5 in loans awarded under this subsection.

6 **SECTION 27.** 234.661 (3m) (b) of the statutes is amended to read:

7 234.661 (3m) (b) Require that the full amount of each loan under sub. (3) is
8 secured by one or more unlimited personal or corporate guarantees, unless the
9 developer provides no personal or corporate guarantee on any first mortgage for the
10 eligible project and the developer's total debt associated with project does not exceed
11 75 percent of the total collateral value of the project, as determined by the
12 authority.

13 **SECTION 28.** 234.661 (5) (b) 4. of the statutes is amended to read:

14 234.661 (5) (b) 4. An identification of the eligible ~~political subdivision~~
15 governmental unit with respect to which the loan was awarded.

16 **SECTION 29.** 234.662 (1) (c) of the statutes is renumbered 234.662 (1) (c)
17 (intro.) and amended to read:

18 234.662 (1) (c) (intro.) "Developer" means a person ~~other than a city, village,~~
19 ~~town, or county,~~ that converts a vacant commercial building to residential use: and
20 that is any of the following:

21 1. A person other than a city, village, town, or county.

22 **SECTION 30.** 234.662 (1) (c) 2. of the statutes is created to read:

23 234.662 (1) (c) 2. A tribal housing authority or business entity created by a
24 tribal council.

ASSEMBLY BILL 194**SECTION 31**

SECTION 31. 234.662 (1) (d) of the statutes is amended to read:

234.662 (1) (d) “Eligible ~~political subdivision~~ governmental unit” means the ~~city, village, town, or county~~ governmental unit having jurisdiction over an eligible project, as determined by the authority.

SECTION 32. 234.662 (1) (e) (intro.) of the statutes is amended to read:

234.662 (1) (e) (intro.) “Eligible project” means a construction project for the conversion of a vacant commercial building to a new residential housing development, or a construction project for the conversion of a vacant commercial building to a new mixed-use development that contains a residential housing development, that consists of workforce housing or senior housing if all of the following apply:

SECTION 33. 234.662 (1) (e) 3. of the statutes is repealed.

SECTION 34. 234.662 (1) (e) 4. of the statutes is repealed.

SECTION 35. 234.662 (1) (em) of the statutes is created to read:

234.662 (1) (em) “Governmental unit” means a city, village, town, county, or federally recognized American Indian tribe or band.

SECTION 36. 234.662 (1) (f) of the statutes is renumbered 234.662 (1) (f) (intro.) and amended to read:

234.662 (1) (f) (intro.) “Residential housing” means single-family or multifamily housing for rent or sale ~~that~~ to which any of the following applies:

1. The housing is subject to taxation under ch. 70.

SECTION 37. 234.662 (1) (f) 2. of the statutes is created to read:

234.662 (1) (f) 2. The housing is not subject to taxation under ch. 70 because, on the effective date of this subdivision [LRB inserts date], it is designated as

ASSEMBLY BILL 194

1 reservation lands, as defined in s. 165.92 (1) (a), or as trust lands, as defined in s.
2 165.92 (1) (d).

3 **SECTION 38.** 234.662 (1) (g) of the statutes is amended to read:

4 234.662 (1) (g) “Residential housing development” means residential housing
5 that consists of 16 or more dwelling units in a governmental unit with a population
6 greater than 10,000 or residential housing that consists of 4 or more dwelling units
7 in a governmental unit with a population of 10,000 or less.

8 **SECTION 39.** 234.662 (3) (b) (intro.) of the statutes is amended to read:

9 234.662 (3) (b) (intro.) From the commercial-to-housing conversion revolving
10 loan fund, the authority may award loans to developers to cover construction costs
11 for an eligible project for a new residential housing development, including
12 demolition, or for construction costs associated with constructing residential
13 housing for an eligible project for a new mixed-use development, including
14 demolition. Any developer may apply to the authority for a loan in accordance with
15 the application process established by the authority under par. (c), but the
16 authority may not award the loan unless the developer and the eligible ~~political~~
17 ~~subdivision~~ governmental unit demonstrate to the satisfaction of the authority in
18 one or more forms prescribed by the authority that all of the following apply:

19 **SECTION 40.** 234.662 (3) (b) 3. of the statutes is renumbered 234.662 (3) (b) 3.
20 (intro.) and amended to read:

21 234.662 (3) (b) 3. (intro.) The eligible ~~political subdivision~~ governmental unit
22 has reduced the cost of residential housing ~~in connection with the eligible project~~ by
23 voluntarily revising zoning ordinances, subdivision regulations, or other land
24 development regulations to increase development density, expedite approvals,

ASSEMBLY BILL 194**SECTION 40**

1 reduce impact, water connection, and inspection fees, or reduce parking, building,
2 or other development costs ~~with respect to the development of residential housing~~
3 ~~supported by the project.~~ The governmental unit's revisions to the ordinances or
4 regulations shall include revisions that were made in connection with the eligible
5 project and revisions that generally apply to residential housing projects within the
6 governmental unit. For purposes of this subdivision, the ~~political subdivision~~
7 governmental unit in cooperation with the developer shall submit to the authority a
8 cost reduction analysis in a form prescribed by the authority and signed by the
9 developer and the head of the ~~political subdivision's~~ governmental unit's governing
10 body that ~~shows the~~ includes the following:

11 a. Information that clearly shows the estimated time or dollar amount saved
12 by the developer and the estimated percentage reduction in housing costs for each
13 cost reduction measures measure, including any time saving measures measure,
14 undertaken by the ~~political subdivision~~ governmental unit on or after January 1,
15 2023, that have has reduced the cost of residential housing in connection with the
16 eligible project. ~~The signed analysis shall clearly show for each time saving or cost~~
17 ~~reduction measure the estimated time or dollar amount saved by the developer and~~
18 ~~the estimated percentage reduction in housing costs.~~

19 **SECTION 41.** 234.662 (3) (b) 3. b. of the statutes is created to read:

20 234.662 (3) (b) 3. b. Information that clearly shows the estimated time or
21 dollar amount reduction and estimated percentage reduction in housing costs for
22 each cost reduction measure, including any time saving measure, undertaken by
23 the governmental unit on or after January 1, 2023, that generally applies to
24 residential housing projects within the governmental unit and that has reduced the

ASSEMBLY BILL 194

1 cost of residential housing within the governmental unit. These cost and time
2 saving measures may include the cost and time saving measures of the eligible
3 project.

4 **SECTION 42.** 234.662 (3) (b) 4. of the statutes is amended to read:

5 234.662 (3) (b) 4. The eligible ~~political-subdivision~~ governmental unit is in
6 compliance with the requirements under ss. 66.1001, 66.10013, and 66.10014, to
7 the extent those requirements apply to the ~~political-subdivision~~ governmental unit.

8 **SECTION 43.** 234.662 (3) (b) 5. of the statutes is amended to read:

9 234.662 (3) (b) 5. ~~The~~ If applicable, the eligible ~~political-subdivision~~
10 governmental unit has updated the housing element of its comprehensive plan
11 under s. 66.1001 (2) (b) within the 5 years immediately preceding the date of the
12 loan application. This condition may be satisfied if, within the 5 years immediately
13 preceding the date of the loan application, the governmental unit adopts an
14 ordinance or resolution certifying that the housing element of its current
15 comprehensive plan provides an adequate housing supply that meets existing and
16 forecasted housing demand in the governmental unit.

17 **SECTION 44.** 234.662 (3) (c) of the statutes is amended to read:

18 234.662 (3) (c) The authority shall establish a semiannual application process
19 for the award of loans under this subsection. If in any application cycle there are
20 insufficient moneys available in the commercial-to-housing conversion revolving
21 loan fund to fund all applications that meet the requirements under par. (b) and are
22 otherwise acceptable to the authority, the authority shall prioritize funding loans
23 for eligible projects in eligible ~~political-subdivisions~~ governmental units that have

ASSEMBLY BILL 194**SECTION 44**

1 reduced the cost of residential housing as described in par. (b) 3. but with respect to
2 the ~~political subdivision~~ governmental unit as a whole.

3 **SECTION 45.** 234.662 (3) (d) 2. of the statutes is amended to read:

4 234.662 (3) (d) 2. No loan awarded under this subsection may exceed
5 ~~\$1,000,000 per eligible project or 20~~ 33 percent of the total project costs related to
6 constructing residential housing, including any land purchase, ~~whichever is less.~~

7 **SECTION 46.** 234.662 (3) (fm) of the statutes is created to read:

8 234.662 (3) (fm) The authority shall divide the state into regions based on the
9 service jurisdiction as of the effective date of this paragraph [LRB inserts date],
10 of each regional planning commission constituted under s. 66.0309, with the
11 counties not served by a regional planning commission as of that date constituting
12 collectively one region. The authority shall, to the extent feasible, expend any of the
13 moneys deposited into the fund under sub. (2) (a) 1. in the 2023-25 fiscal biennium
14 that are unencumbered on the effective date of this paragraph [LRB inserts
15 date], in such a way that no region receives more than 12.5 percent of the total
16 moneys deposited into the fund under sub. (2) (a) 1. in the 2023-25 fiscal biennium
17 in loans awarded under this subsection.

18 **SECTION 47.** 234.662 (3m) (b) of the statutes is amended to read:

19 234.662 (3m) (b) Require that the full amount of each loan awarded under
20 sub. (3) is secured by one or more unlimited personal or corporate guarantees,
21 unless the developer provides no personal or corporate guarantee on any first
22 mortgage for the eligible project and the developer's total debt associated with the
23 project does not exceed 75 percent of the total collateral value of the project, as
24 determined by the authority.

ASSEMBLY BILL 194

SECTION 48. 234.662 (5) (b) 4. of the statutes is amended to read:

234.662 **(5)** (b) 4. An identification of the eligible ~~political subdivision~~
governmental unit with respect to which the loan was awarded.

(END)