Resolution No. 2020-04
SUPPORT OF ASSEMBLY BILL 544
WORKFORCE HOUSING TAX CREDITS

TO THE DOOR COUNTY BOARD OF SUPERVISORS:

WHEREAS, The Wisconsin Housing and Economic Development Authority is a self-supporting private corporation that receives no tax dollars for its operations and has a Mission Statement "to stimulate the state's economy and improve the quality of life for Wisconsin residents by providing affordable housing and business financing products"; and

WHEREAS, WHEDA's Vision Statement is "to provide the tools to help people and communities realize their hopes and dreams"; and

WHEREAS, WHEDA is known as a leader in innovative housing strategies; and

WHEREAS, The State of Wisconsin is presently considering Assembly Bill 544 (as amended by Assembly Substitute Amendment 1), which proposes investing $10 million in WHEDA funds for Workforce housing tax credits to stimulate the development of Workforce housing; and

WHEREAS, Assembly Bill 544 (as amended by Assembly Substitute Amendment 1) also allows WHEDA to leverage its resources for greater benefit by engaging with existing partners in new ways and by encouraging potential partners to consider new opportunities in rural communities; and

WHEREAS, Housing developers and municipal leaders have pointed to factors including rising housing costs, limited developer interest due to the smaller scale of rural projects, aging housing stock, few affordable rental options, zoning and infrastructure challenges, and limited financing for new construction and renovation projects that currently hamper Workforce housing development; and

WHEREAS, In February of 2019 the Door County Economic Development Corporation released the results of the third-party report Door County Housing Analysis; and

WHEREAS, The Door County Housing Analysis studied the need for Workforce housing for employees earning between 60% and 120% of Area Median Income (AMI); and

WHEREAS, The Door County Housing Analysis determined that Door County had a cumulative structural gap between 2010 and 2017 of 470 Workforce housing apartment units and a future need of an additional 110 Workforce housing apartment units between 2018 and 2023.

NOW, THEREFORE, BE IT RESOLVED, That the Board of Supervisors for the County of Door does hereby support Assembly Bill 544 (as amended by Assembly Substitute Amendment 1) and its potential to stimulate needed housing development so that rural counties, including the County of Door, may help solve their present Workforce housing deficit.

BE IT FURTHER RESOLVED, That the Door County Clerk is directed to send a copy of this resolution to the Executive Director, Door County Economic Development, Representative Joel Kitchens, Senator André Jacque, Governor Tony Evers and the Wisconsin Counties Association.

SUBMITTED BY: Legislative Committee

Nancy Rebillard, Chairperson
Bob Bultman
Linda Wait
David Enigl

Reviewed by: Corp. Counsel
Reviewed by: Administrator

FISCAL IMPACT: There is no fiscal implication with the adoption of this resolution. STW

Certification:
Jill M. Lau, Clerk of Door County, hereby certify that the above is a true and correct copy of a resolution that was adopted on the 28th day of January, 2020 by the Door County Board of Supervisors.