



**City of Waukesha**  
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<b>Committee:</b> Common Council	<b>Date:</b> 4/18/2023
<b>Common Council Item Number:</b> ID#23-6544	<b>Date:</b> 4/18/2023
<b>Submitted By:</b> Jennifer Andrews, Community Development Director	<b>City Administrator Approval:</b> Gina Kozlik, Interim City Administrator
<b>Finance Department Review:</b> Joe Ciurro, Finance Director	<b>City Attorney's Office Review:</b> Brian Running, City Attorney
<b>Subject:</b> Review and act on a resolution extending the life of Tax Incremental Finance District Number 22 to benefit affordable housing.	

**Details:**  
 On October 19, 2022, the Common Council adopted Resolution 2022-31, which extended the life of Tax Incremental Finance District (TID) 22 by one year to benefit affordable housing. Shortly after it was adopted the Department of Revenue informed us the Resolution was passed too early and that we would need to wait until after April 15, 2023 to adopt an affordable housing extension. The Council rescinded the original resolution at the November 15, 2022 meeting with the understanding it would come back at the first Council meeting after April 15, 2023. The resolution being considered has the same language as the previously approved version.

**Background:**  
 Tax Incremental Finance (TID) Number 22 was created on May 21, 2013 as a Mixed-Use District. This district was created to facilitate various projects along the E. Sunset Drive commercial corridor, including the redevelopment of the former K-Mart into Sunset Crossings, a multi-tenant commercial center and significant upgrades to the stormwater infrastructure in the area.

It is projected the completed implementation of the project plan will occur in 2023 and sufficient increment will be collected in 2024 from the 2023 tax roll to pay off all project costs. However, we would like to use the State of Wisconsin's TIF "Affordable Housing Extension," which would allow the City, by resolution, to extend the life of TID 22 for one (1) year, with the increment collected going to benefit affordable housing. The City has already created two programs where these funds will be allocated; the City's Affordable Housing Rehabilitation Loan program (which satisfies the statutory requirement that a minimum of 25% of the funds collected must go to improving existing housing stock) and the Affordable Housing Development Fund, which is aimed at increasing the number of affordable housing units in the City by providing financial assistance for a wide variety of development activities.

This district was created with a base value of \$38,400,500 and has a 2021 assessed value of \$94,615,100, an increase of \$56,214,600.

**Options & Alternatives:**

1. Approve the resolution and fund the City's TIF affordable housing programs.
2. Deny the extension and the TIF Affordable Housing Programs will not receive the additional funds.

**Financial Remarks:** The Resolution would allocate the full 2024 increment, collected in 2025 to the City's two affordable housing programs. Once the district closes the City of Waukesha and all the other taxing jurisdictions will see increased tax revenues based on the increased assessed value of the property.

**Staff Recommendation:**

Staff recommends the Common Council approve the proposed resolution extending the life of Tax Incremental District Number 22 to benefit affordable housing.