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Sent: Friday, May 16, 2008 11:37 AM
To: Advocacy List Serve; HousingForAll@yahoogroups.com
Subject: [HousingForAll] Governor's Veto Message on Property Tax Exemption in the Budget Repair Bill

7. Property Tax Exemption for Low-Income Housing

Sections 49, 50, 51, 52, 9141 (2) and 9341 (2)

These provisions allow educational, religious and benevolent institutions, and other specified charitable organizations to use a portion of rent income from low-income housing for certain purposes related to other commonly-owned low-income housing without losing entitlement to a property tax exemption for the income-producing project. Additionally, the provisions increase the acreage limit for low-income housing owned by churches or religious or benevolent associations from 10 acres to 30 acres, with a 10 acre limit within any one municipality. The provisions would apply initially to property tax assessments as of January 1, 2009. However, property omitted from the property tax rolls during the years prior to 2009 will not be subject to retroactive tax liability under the new provisions.

I am vetoing these provisions because they are major nonfiscal policy and should not be included in this bill. These provisions implement a substantial change in the treatment of certain low-income housing projects for property tax purposes that necessitates full public discussion. I support tax relief for organizations that offer housing to Wisconsin's low-income population; however, historically, this issue has been the subject of intense debate and myriad solutions have been considered and discarded, which demonstrates the need for public hearings on this issue.