September 2026

SCWBA NEWS

PRESIDENT'S LETTER

September 2026

September is here and you know what that means - PARADE OF HOMES!

Well, it's hard to believe September is already here! The kids are back in school, summer is winding down, and for all of us in the building industry, there's one thing that can only mean, the Parade of Homes.

Come one, come all, and welcome to the SCWBA 2026 Parade of Homes!
We'll kick things off on September 15th with our Bus Tour, followed by the official Parade of Homes beginning September 17th. This is always an exciting time of year as we get the opportunity to showcase the incredible work being done by our builders, remodelers, designers, suppliers, and associates throughout the area.
A big thank you goes out to all of our sponsors, builders, and associates who have put in the time, effort, and, I'm sure, a few late nights to make this year's Parade happen. It truly takes a team to pull this event together, and we appreciate everyone who has played a part. So, grab your family, friends, neighbors, and come out and tour the homes! You never know what great ideas or inspiration you might take home with you.

And Just When You Thought We Were Done...
Don't put away your party shoes just yet! Our next big event is coming up in October - the SCWBA Casino Night! Casino Night has become one of our most popular networking events of the year, and for good reason. It's a great opportunity to step away from the jobsite, leave the spreadsheets and punch lists behind for a few hours, and enjoy some food, fun, and friendly competition with fellow SCWBA members.

I hope everyone has a chance to get out and enjoy the Parade of Homes, and I look forward to seeing many of you at Casino Night in October.

Thank you for your continued support of SCWBA, and let's make the 2026 Parade of Homes one to remember!

Sincerely,
Chris Engstrom, Advantage Homes
2026 SCWBA President

SCWBA Committees

Education and Industry Advancement: Youth Education, Member Education, Industry Alliance, Student Build

Community Events and Impact: Government Relations, Industry Advocacy, Special Community Events, Philanthropy, Parade of Homes

Member Events and Engagement: Member Events, Membership Recruitment-Engagement-Retention

SCWBA Young Professionals: Young Professionals Council, Young Professionals Network, Professional Leadership Development

SCWBA Board of Directors: Financial, Bylaws, Mission, and Vision oversight.

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EVENTS AND SPECIAL ANNOUNCEMENTS

September 2026

September 17-20

School is back in session and next week participants in the 2026-2027 SCWBA Student Build will begin working on the job site led by instrctor, Joe Kruser, and General Contractor, Sockness Builders.

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MEMBER ANNIVERSARIES

SEPTEMBER 2026

- Addie Water Systems
- Blackhawk Community Credit Union
- Briggs Realty Group
- Coldwell Banker The Realty Group
- DC Painting
- Janesville Brick and Tile
- Kaiser Design/Build
- Lon's Jon's
- MGP Shorewest
- Omega Homes
- Paulson Kimball Construction
- Sign-A-Rama
- South Central Well & Pump

WELCOME NEW MEMBERS

Eldon Homes
YOUR HOMETOWN HOMEBUILDER

STRONGHOLD
DECK & DESIGN

3-IN-1 MEMBERSHIP BENEFIT HIGHLIGHT

Group Health Plans

WBA has teamed up with The Insurance Center of Wisconsin to offer flexible, high-quality health insurance coverage to you and your employees when you become a WBA member. The plans include cost-effective networks locally and nationwide, local customer service, and the flexibility of an independent health insurer through WPS Health Insurance, Arise Health Plan, and Aspirus Arise. Additionally, our members are eligible for exclusive pricing on additional services administered by EPIC Specialty Benefits. Learn more about our health insurance program here.

WISCONSIN BUILDERS ASSOCIATION

YOUNG PROFESSIONALS

The next SCWBA Young Professionals meeting will take place on September 10th at 9:15am at 4102 Commercial Drive in Janesville. Ages 45 & younger.

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ADVOCACY UPDATES

LEAGUE OF WISCONSIN MUNICIPALITIES | WRA WISCONSIN REALTORS® ASSOCIATION | WISCONSIN BUILDERS ASSOCIATION

GROWTH PAYS FOR GROWTH

Workforce Housing TIDs

2025 WISCONSIN ACT 235

THE PROBLEM

Wisconsin communities feel the housing shortage directly. Young families can't find starter homes, employers struggle to recruit workers, and retirees looking to downsize have few options. The homes many communities need most — compact, attainable, owner-occupied homes — are often the hardest to build. The obstacle is rarely demand. It's often infrastructure.

Streets, water mains, and sewer lines must be built before a single home is sold and before a single tax dollar is collected. That math may work for large commercial projects. It often doesn't work for neighborhoods of modest starter homes.

A GAP IN THE OLD TOOLBOX

Wisconsin has long used Tax Incremental Districts (TIDs) to let growth pay for growth. Under Tax Increment Financing (TIF), a municipality and/or developer invests in a project area, and the increase in property taxes generated by new development repay those costs. Traditional TIDs were designed primarily for economic development projects, leaving a gap for the neighborhoods of starter homes that Wisconsin communities need.

ACT 235 CLOSES THAT GAP

This creates a new type of TID built specifically for owner-occupied residential development. It applies the same growth-pays-for-growth concept to starter homes and compact neighborhoods.

- **Developer installs public infrastructure.**
- **Builders construct the homes.**
- **New homes create new property value with increased tax collections.**
- **The municipality captures the increment to repay the infrastructure costs.**

QUICK FACTS

Act Number: 2025 Wisconsin Act 235

Effective Date: October 1, 2026

Applies to: Cities, villages, and certain towns

TID Capacity: Separate 3% limit (outside the 12% cap)

Max TID Life: 20 years (three-year extension available)

Structure: Pay-as-you-go reimbursement

2025 WISCONSIN ACT 235

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