

INTERAGENCY COUNCIL ON HOMELESSNESS WORKGROUP

DIVISION OF ENERGY, HOUSING AND COMMUNITY RESOURCES

SUSAN BROWN, ADMINISTRATOR





SUPPORTIVE HOUSING PROGRAMS

■ SUPPORTIVE HOUSING

- Emergency Solutions Grant (ESG)
- Homelessness Prevention Program (HPP)
- Housing Assistance Program (HAP)
- Critical Assistance (CA)
- Tenant Based Rental Housing (TBRA)
- Housing Opportunities for Persons with AIDS (HOPWA)
- State Shelter Subsidy Grant (SSSG)



EMERGENCY SOLUTIONS GRANT (ESG)

- Authorized by 1991 McKinney-Vento Homeless Assistance Act, amended by Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009
- Federally administered by the U.S. Department of Housing and Urban Development (HUD)
- HUD awards ESG funding to the State of Wisconsin to distribute to eligible applicants
 - In 2019 over \$3.5 million was awarded
- Funds are allocated to local Continua of Care, who designate a lead agency to act as the administrative and fiscal agent



ESG - CONTINUED

- Funds may be used for rapid re-housing and homelessness prevention
 - Households served must be at or below 30% of the CMI
- Funds may also be used for emergency shelter and street outreach
- Participant referrals must come from the Coordinated Entry system
- HUD definitions of homelessness are used for eligibility



HOMELESS DEFINITIONS FOR HUD FUNDS

- Rapid Re-Housing
 - Category 1: Literally Homeless
 - Lacks a fixed, regular, and adequate nighttime residence
- Homelessness Prevention
 - Category 2: Imminent Risk of Homelessness
 - Will lose their primary nighttime residence within 14 days
 - Category 3: Homeless Under Other Federal Statutes
 - Category 4: Fleeing/Attempting to Flee DV
 - At-Risk of Homelessness



RAPID RE-HOUSING & HOMELESSNESS PREVENTION

Eligible Activities:

■ Housing Payments

- Application fees
- Security deposits
- Rental payments (up to 24 months)
- Utility deposits and payments
- Moving costs
- Arrearages (up to 6 months of rent)
- Units must meet basic habitability standards
- Units must be at or below HUD's Fair Market Rent for the county

• Housing Services

- Housing search and placement
- Housing stability case management
- Mediation
- Legal services



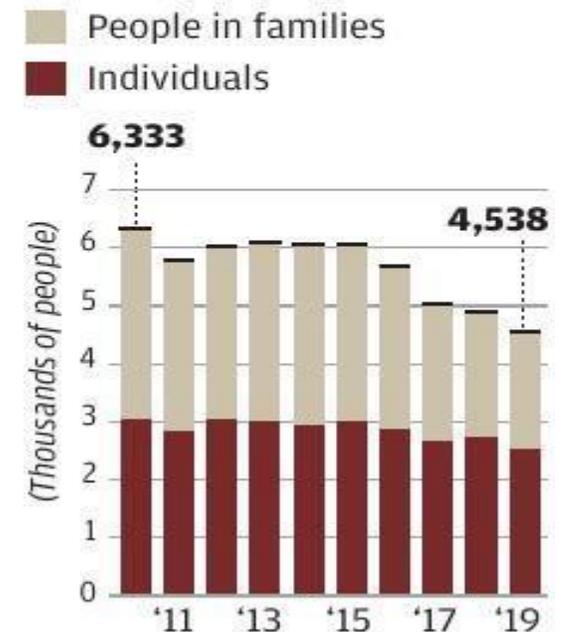
HOMELESSNESS PREVENTION PROGRAM (HPP)

- State funds
- Funds are allocated along with ESG to local Continua of Care
 - In 2019, almost \$1.5 million was awarded
- May be used for rapid re-housing and homelessness prevention
- Clients must be of low or moderate income
- Housing units must comply with habitability standards
- Often used to match ESG
 - When used as match, must follow ESG requirements



Number of homeless people in Wisconsin

The national one-night Point in Time count, which can be influenced by volunteer turnout and weather, shows a decline in homelessness in recent years.



SOURCE: U.S. Department of Housing & Urban Development

Wisconsin State Journal

HOUSING ASSISTANCE PROGRAM (HAP)

- Housing Assistance Program funds can be used for housing, support services and administrative costs to facilitate the movement of homeless individuals and families to independent living.
- The Housing Assistance Program is a state program authorized under Wisconsin Statutes § 16.306. 2017 Wisconsin Act 59 amended the program and re-named it from the Transitional Housing Program.



NUMBERS SERVED WITH ESG, HPP AND HAP

- In the most recent grant cycle of July 1, 2019 to June 30, 2020, a total of 13,076 unduplicated individuals were served with ESG, HPP, and/or HAP funds.



CRITICAL ASSISTANCE (CA)

- Homelessness prevention program for areas of the state where other homelessness prevention funds are not available
- \$282,800 in GPR Critical Assistance funds awarded to a single grantee to process applications and make payments statewide
- In 2019-2020, the Critical Assistance program assisted 743 households with 1,448 persons
- Assistance is provided as a one-time payment provided to prevent homelessness. Clients may receive assistance once every three years
- Eligible assistance activities include security deposits, rental assistance, mortgage payment assistance, property tax arrearages and utility assistance (only when a utility payment would prevent homelessness)
- Current grantee is The Foundation for Rural Housing, <https://www.wisconsinruralhousing.org/>



TENANT BASED RENTAL ASSISTANCE (TBRA) PROGRAM

- Federal HOME funding provided to local governments, housing authorities and non-profit organizations
- HUD awards TBRA funding to the State of Wisconsin to distribute to eligible applicants
 - In 2020, \$6.4 million was awarded to 15 grantees for two-year contracts serving 55 counties
 - In 2019-2020, TBRA provided rental assistance to 621 households
- HUD also awards TBRA funds directly to entitlement areas
 - Cities: Eau Claire, Green Bay, Kenosha, La Crosse, Madison, Milwaukee, Racine
 - Counties: Waukesha/Jefferson/Washington/Ozaukee County Consortia, Milwaukee, Dane, Rock
 - State TBRA funds cannot be used in these areas



TBRA - CONTINUED

- Provides a rental subsidy that can be used to help individual households afford housing costs such as rent and security deposits
 - The subsidy moves with the tenant
 - The level of subsidy varies
- Eligible clients are those homeless or at risk of homelessness
- Household income may not exceed 80% of the County Median Income (CMI)
- Assistance may be received for up to 24 months
- Supportive services are often provided alongside the rent assistance
 - Case management, mental health services, transportation assistance, etc.
- Units must meet Housing Quality Standards (HQS)



HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)

- HOPWA funding received through an annual formula grant from the U.S. Department of Housing and Urban Development. \$672,882 awarded for 2019-2020
- Provides short term mortgage, rental, and utility assistance to persons with HIV/AIDS whose households are at or below 80 percent of County Median Income. Housing stability is vital to helping persons HIV/AIDS manage complicated medications
- HOPWA clients also receive supportive services and housing information services
- In 2019-2020, approximately 113 households received housing or supportive services in 66 counties in Wisconsin outside the Milwaukee and Minneapolis/St. Paul urban areas
- Current grantee is Vivent Health, <https://viventhealth.org/>



STATE SHELTER SUBSIDY GRANT (SSSG)

- \$1,613,600 of state general purpose revenue awarded annually starting 2021 for homeless shelter operations and motel vouchers
- In 2018-2019, SSSG grantees provided approximately 13,000 persons with 515,000 nights of shelter
- Funding expended on salaries, utilities and maintenance costs
- Funding awarded annually to approximately 40 grantees
- Persons identifying themselves as homeless with no place to stay and no means to purchase lodging are eligible clients
- Shelter is to be provided with no residency requirements or requirement to attend religious services



FAIR HOUSING SERVICES

- DEHCR contracts with an outside agency to provide fair housing services statewide
- Services include complaint intake, referrals and fair housing information and technical assistance
- Contractor provides a toll-free number, in-person locations and a website
- Services also include testing, which consists of sending persons part of protected classes and not part of protected classes to the same rental unit to determine if illegal discrimination is occurring
- Current contractor is the Metropolitan Milwaukee Fair Housing Council,
<https://www.fairhousingwisconsin.com/>
- In 2019-2020, MMFHC responded to 182 fair housing complaints statewide, including 50 in HOME non-entitlement areas, of which 16 were referred for enforcement action





AFFORDABLE HOUSING PROGRAMS

AFFORDABLE HOUSING

- Rental Housing Development (RHD)
- Community Development Block Grant (CDBG) Housing



RENTAL HOUSING DEVELOPMENT (RHD) PROGRAM OVERVIEW

- The HOME RHD Program assists eligible housing organizations, including Community Development Organizations (CHDOs), with funds to develop affordable rental housing. For profit organizations may partner with the above-mentioned groups or apply directly themselves.
- Funds must serve households at or below 60% of the County Median Income (CMI)
- Subject to rent limitations for a specified period of time (Affordability Period)
- Funds may be used for acquisition, rehabilitation and new construction
- Applications accepted for projects of two or more rental units
- Developers are limited to two awards per year (up to \$1,000,000 each)
- CHDO's have no limit on the number of awards they may receive in a year.



RHD PROJECT – NICOLET TOWNHOMES, DE PERE, WI

- Keystone Development
- Project Cost - \$9.4M
- HOME Funds - \$494,100
- Units - 60 total, 9 HOME units (6 @ 30% CMI, 3 @ 50% CMI)
- Joint Funding - WHEDA & LIHTC



COMMUNITY DEVELOPMENT HOUSING

- CDBG Housing Program
 - Rehabilitation and Repair
 - Homebuyer Assistance
 - Emergency Housing Repair
 - Emergency Assistance Program (EAP)



CDBG HOUSING PROGRAM OVERVIEW

- DEHCR awards grants to seven regions. Each region has identified a lead county to administer the award.
- Provides grants to Units of General Local Government (UGLG) for housing programs which principally benefit LMI households.
- Examples of eligible projects: rehabilitation of dwelling units, removal of architectural barriers, homeownership opportunities for renters, payment of relocation costs and benefits.
- Eligible for low to moderate Income households (owner occupied and renter occupied)
 - Must be at or below 80% area median income level



CDBG HOUSING PROGRAM OVERVIEW - CONTINUED

- Owner of the property must apply for assistance
- Mortgage lien placed against the property
- 0% deferred payment loan due when the owner no longer owns or occupies the property as their primary residence
- Rental units have immediate monthly repayment terms. 0% interest loans.
- Loans can be up to 120% LTV (Loan to Value) of the home
- Property taxes and insurance must be current
- Project must be brought into a decent, safe, and sanitary condition upon completion (emergencies excepted)
 - NOT a remodeling program
 - Correct necessary repairs and/or health and safety concerns
 - All LBP (Lead Base Paint) hazards must be remediated on any home built prior to 1978



CDBG HOUSING PROGRAM ELIGIBLE ACTIVITY EXAMPLES

- Roofs
- Windows
- Doors
- Siding
- Water/sewer laterals
- Septic systems and wells
- Lead based paint hazards
- Energy efficient Improvements
- Accessibility accommodations (ramps, high rise toilets, grab bars, etc.)
- Electrical and plumbing
- Water heaters and furnaces
- Down payment assistance dollar for dollar match
- Closing costs assistance
- Relocation
- Conversion of structures to create affordable rental units for LMI households

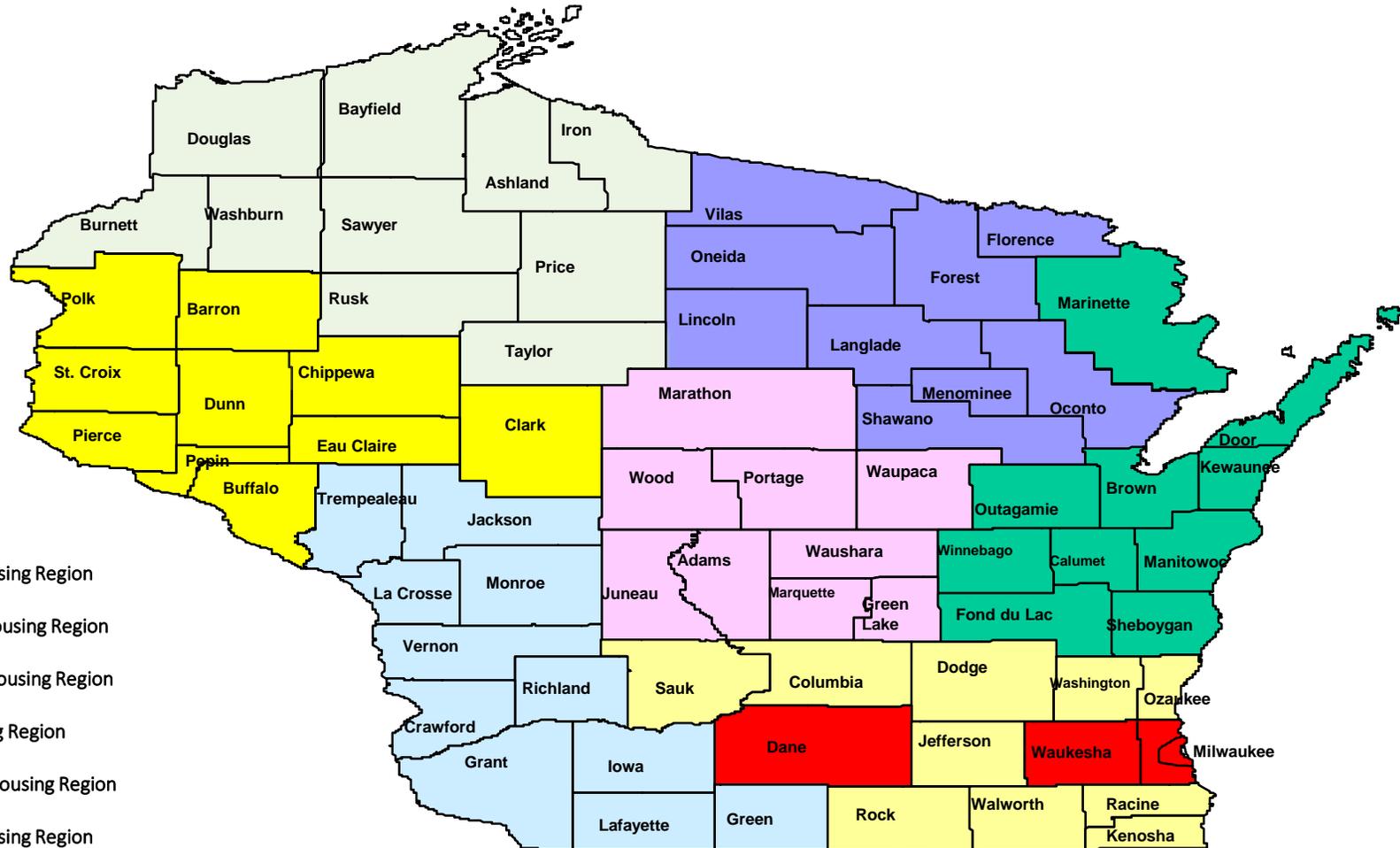


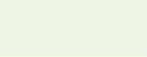
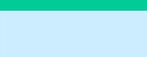
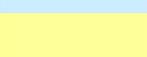
CDBG-HOUSING EMERGENCY REHABILITATION

- Repair the imminent health and safety issue
 - Does not require an HQS inspection
 - Can just focus on the H&S concern (i.e. roof, septic, lead poisoned child etc.)
 - Doesn't have to pass a lead clearance (unless the emergency is for lead poisoned child or lead work is involved)
 - Property taxes do not have to be current
 - No equity required
 - Homeowner's insurance required or the ability to acquire it after the repair has been completed



CDBG Housing Regions



-  Northwest Housing Region
-  Northwoods Housing Region
-  West Central Housing Region
-  Central Housing Region
-  Northeastern Housing Region
-  Southwest Housing Region
-  Southern Housing Region
-  Entitlement Counties



QUESTIONS?



