Wisconsin Interagency Council on Homelessness

March 11, 2021
Kim Plache, WHEDA Deputy Executive Director
Tonya Bucher, Director of Risk and Compliance
Shreedhar Ranabhat, Manager of Commercial Lending
Our mission:
To stimulate the state’s economy and improve the quality of life for Wisconsin residents by providing affordable housing and business financing products.

Our work:
WHEDA offers financing and expertise to expand equitable access to affordable housing and economic opportunity.
2020 WHEDA ACCOMPLISHMENTS

Our multifamily programs also have seen tremendous success. In fiscal 2020, WHEDA awarded over $39M in federal and state housing tax credits, and provided over $149M in financing to support 3,141 units of housing.

Through our WHEDA Advantage loan program targeting first-time homebuyers and working families, during fiscal 2020 WHEDA served 2,395 households with $351M in total lending.

WHEDA provides direct support to entrepreneurs, established businesses and farms through a variety of loan and guarantee programs.
WHEDA’s traditional financing tools and programs are effective, yet our market share alone is not sufficient to drive change.

Collaborative, adaptive, innovative, approaches are needed to address evolving challenges such as homelessness in Wisconsin.
HOW WHEDA WORKS
THE WHEDA FOUNDATION

• Since 1985, the foundation has awarded $25.9 million in grant funding to 1,198 housing providers across the state.

• The grant program provides up to $40,000 for the improvement or creation of emergency/transitional and permanent housing.
## The Current Environment

### RENTAL HOUSING AFFORDABILITY ANALYSIS BASED ON MONTHLY MEDIAN INCOMES AND RENTS, 2016

<table>
<thead>
<tr>
<th>Location</th>
<th>Renter Median Household Income</th>
<th>Median Rent</th>
<th>MAR*</th>
<th>MM Median RTI Gap**</th>
</tr>
</thead>
<tbody>
<tr>
<td>Milwaukee County</td>
<td>$2,631</td>
<td>$834</td>
<td>$789</td>
<td>-$45</td>
</tr>
<tr>
<td><strong>Wisconsin</strong></td>
<td><strong>$2,820</strong></td>
<td><strong>$802</strong></td>
<td><strong>$846</strong></td>
<td><strong>$44</strong></td>
</tr>
</tbody>
</table>

Source: *Wisconsin Policy Forum*

*MAR is the median maximum affordable rent based on a 30% RTI.

** Source: *Wisconsin Policy Forum* analysis of difference between the median rent and MAR based on U.S. Census data. A red sign means the MAR is below the median rent. Yellow means the MAR is less than $100 above the median rent. Green means the MAR is more than $100 above the median rent.
WHEDA administers less than 1% of the HUD housing choice vouchers allocated to Wisconsin.
Section 811 Project Rental Assistance (PRA)

- Integrated supportive housing for extremely low-income, homeless people with disabilities
- Assistance is in form of project rental assistance, similar to Section 8
- State housing authorities form partnerships with health and human services
Section 811 Project Rental Assistance (PRA)

- WHEDA and DHS work in partnership
  - Targeted population is disabled homeless or at risk of homelessness

- WHEDA role:
  - Accept & evaluate PRA 811 applications to allocate funding
  - Approve & set up funding with HUD
  - Perform program compliance/monitoring
  - Administer HAP payments to owners

- DHS role:
  - Qualify & match tenants to units
  - Ensure tenant have access to supportive services
Housing Choice Voucher (HCV) – PILOT Program

- Homeless Preference PILOT in Brown County
  - Partnership with Brown County established in July 2018
  - Located in Brown County
    - Third-largest homeless population in WI
  - Homeless = lack of fixed, regular, or adequate residence
  - Also includes those fleeing domestic violence
  - Preference moves qualified applicants to top of waiting list
  - WHEDA commits 10 vouchers per fiscal year to this program
Housing Choice Voucher (HCV) – Family Unification
Housing Choice Voucher (HCV) – Veterans

- Veteran’s Affairs Supportive Housing (VASH)
  - Partnerships with four Veteran’s Affairs Medical Centers (VAMCs)
  - Program pairs vouchers with homeless veterans
  - All tenants are referred by VAMC and have case managers
  - WHEDA has 166 designated VASH vouchers
WHEDA Qualified Allocation Plan

• WHEDA created targeted set-aside to address homelessness
• Integrated supportive housing points
• Design requirements

Additional information can be found at https://www.wheda.com/developers-and-property-managers/tax-credits/htc/allocating/2021/2021-program
• Integrated supportive housing points
  • Developments that provide supportive services to veterans, individuals and families that need access to supportive services to maintain housing
  • No more than 25% of the units
  • Effort to maintain supportive units as intended
  • Commitment for rental subsides (30% CMI)
WHEDA Qualified Allocation Plan

- St. Anthony Place, Milwaukee
  - Heartland Housing
  - WHEDA tax credits
  - 60 units, 54 1BR and 6 studios
  - Onsite property management
  - St. Ben’s Community Meal
  - Capuchin Community Services
  - Ascension St. Ben’s Clinic
  - WI Community Services, Inc.
  - Justice Point
WHEDA Qualified Allocation Plan

- Tax credit boost
- 25% boost for supportive housing applications
- National Housing Trust Fund
- Targets units designated at 30% CMI
- Scoring incentives for incorporating supportive housing units
- Held a special round in 2019 only for projects eligible for the supportive housing set-aside in the QAP
- Target people with low-incomes
QUESTIONS?