

# WISCONSIN HOUSING AND ECONOMIC DEVELOPMENT AUTHORITY

## GOVERNOR'S BUDGET RECOMMENDATIONS

Source of Funds	FY25 Adjusted Base	FY26 Recommended	% Change Over FY25	FY27 Recommended	% Change Over FY26
TOTAL	0	0	0.0	0	0.0

## FULL-TIME EQUIVALENT POSITION SUMMARY

Source of Funds	FY25 Adjusted Base	FY26 Recommended	FTE Change Over FY25	FY27 Recommended	FTE Change Over FY26
TOTAL	0.00	0.00	0.00	0.00	0.00

## AGENCY DESCRIPTION

The authority is governed by a 12-member board of directors composed of public, legislative and ex officio members. Six public members are appointed by the Governor with the advice and consent of the Senate. The chief executive officer of the Wisconsin Economic Development Corporation and secretary of the Department of Administration serve by virtue of their governmental positions. One senator and one representative of each party are appointed by their respective legislative houses.

The authority is organized into ten units: Administration, Marketing and Communications, Community and Economic Development, Executive, Finance, Information Technology, Legal, Commercial Lending, Risk and Compliance, and Single Family Housing. The authority's primary functions include financing for home ownership, rental housing and business development. In addition, the authority allocates federal New Markets Tax Credits and Low-Income Housing Tax Credits, as well as oversees the U.S. Department of Housing and Urban Development Section 8 contract administration in Wisconsin.

## MISSION

The mission of the authority is to stimulate the state's economy and improve the quality of life for Wisconsin residents by expanding access to affordable housing choices and business financing products.

**Wisconsin Housing and Economic Development Authority**

**PROGRAMS, GOALS, OBJECTIVES AND ACTIVITIES**

Note: Goals, objectives and activities have been revised.

**Program 3: Homeownership Mortgage Assistance**

Goal: Continue to grow as a trusted provider of innovative single-family home loan products and services to expand affordable housing options.

Objective/Activity: Through outward bound sales activity and "features and benefits" marketing, increase the lender network statewide. Continue to innovate the internal process to guarantee top tier lender partnerships and service levels. Locate new sources of funding to ensure a steady stream of down payment assistance will be readily available for first-time home buyers. Through strategic planning, seek new sources of funding to support new products designed to fill gaps in the standard secondary market offerings.

**Program 5: Wisconsin Development Loan Guarantees**

Goal: Increase and preserve the supply of multifamily housing for low- and moderate-income families, seniors, and veterans; connect affordable housing with services, including those who are homeless or at risk of becoming homeless; encourage housing development in areas of economic opportunity and rural locations; and coordinate housing development with community development plans.

Objective/Activity: With a variety of financing tools, tax credits and federal resources, the authority can prioritize resource allocations to meet its strategic goals.

Goal: Offer unique business financing programs designed to stimulate Wisconsin's economy, promote economic development in urban and rural areas, and maximize community impact through the creation and retention of living wage jobs.

Objective/Activity: Through loan guarantees, tax credits and other federal resources, create leverage to attract private capital investment for business expansion. Continue to use Wisconsin's allocation of state small business credit initiative funds from the federal government.

**PERFORMANCE MEASURES**

**2023 AND 2024 GOALS AND ACTUALS**

<b>Prog. No.</b>	<b>Performance Measure</b>	<b>Goal 2023</b>	<b>Actual 2023</b>	<b>Goal 2024</b>	<b>Actual 2024</b>
3.	Homeownership Mortgage Loan Program loan volume.	\$275,000,000	\$235,018,000	\$300,000,000	\$585,800,000
3., 5.	Capital ratio.	28%	29%	28%	23.3%
5.	Commercial lending volume, including multifamily housing and economic development.	\$189,500,000	\$240,073,000	\$207,800,000	\$202,956,900

Note: Based on fiscal year.

**Wisconsin Housing and Economic Development Authority**

**2025, 2026 AND 2027 GOALS**

<b>Prog. No.</b>	<b>Performance Measure</b>	<b>Goal 2025</b>	<b>Goal 2026</b>	<b>Goal 2027</b>
3.	Homeownership Mortgage Loan Program loan volume.	\$580,000,000	\$580,000,000	\$580,000,000
3., 5.	Capital ratio.	24%	24%	24%
5.	Commercial lending volume, including multifamily housing and economic development.	\$328,500,000	\$328,500,000	\$328,500,000

Note: Based on fiscal year.

Note: Goals are based on the authority's 2025 budget, as the 2026 and 2027 budgets are not completed until June 2025 and June 2026, respectively. Goals for 2026 and 2027 are subject to change and may be affected by the status of the financial markets.

## **WISCONSIN HOUSING AND ECONOMIC DEVELOPMENT AUTHORITY**

### **GOVERNOR'S BUDGET RECOMMENDATIONS**

#### **RECOMMENDATIONS**

1. State Housing Tax Credit Increase
2. Affordable Workforce Housing Programs Statutory Language Modifications
3. Capital Reserve Fund Bonding Limit Increase

**Wisconsin Housing and Economic Development Authority**

**Table 1**  
**Department Budget Summary by Funding Source (in thousands of dollars)**

	ACTUAL FY24	ADJUSTED BASE FY25	AGENCY REQUEST FY26	AGENCY REQUEST FY27	GOVERNOR'S RECOMMENDATION FY26	GOVERNOR'S RECOMMENDATION FY27
GENERAL PURPOSE REVENUE	\$525,000.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Aids to Ind. & Org.	525,000.0	0.0	0.0	0.0	0.0	0.0
TOTALS - ANNUAL	\$525,000.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Aids to Ind. & Org.	525,000.0	0.0	0.0	0.0	0.0	0.0

## **Wisconsin Housing and Economic Development Authority**

### **1. State Housing Tax Credit Increase**

The Governor recommends making the following changes to help address the need for affordable housing in the state: (a) increasing the limit on the total amount of state housing tax credits that may be authorized annually by the authority from \$42 million to \$100 million; and (b) modifying current financing requirements for developments to allow the authority to continue to allocate state housing tax credits even if the federal private activity tax exempt bond volume cap limit is reached. See Department of Revenue, Item #22.

### **2. Affordable Workforce Housing Programs Statutory Language Modifications**

The Governor recommends modifying current law relating to the newly created Infrastructure Access Loan program, the Vacancy-to-Vitality program and the Restore Main Street program to encourage greater use by local units of government and tribal nations as well improving the effectiveness of the programs.

### **3. Capital Reserve Fund Bonding Limit Increase**

The Governor recommends increasing the limit on notes and bonds the authority can issue that are secured by a capital reserve fund to continue to finance projects supported with an allocation of state and federal housing tax credits.