

Wisconsin Interagency Council on Homelessness



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HOW WHEDA WORKS

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



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

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



WHEDA provides direct support to entrepreneurs, established businesses and farms through a variety of loan and guarantee programs.

HOW WHEDA WORKS

- 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



WHEDA

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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

Location	Renter Median Household Income	Median Rent	MAR*	MMedian RTI Gap**
Milwaukee County	\$2,631	\$834	\$789	-\$45 
Wisconsin	\$2,820	\$802	\$846	\$44 

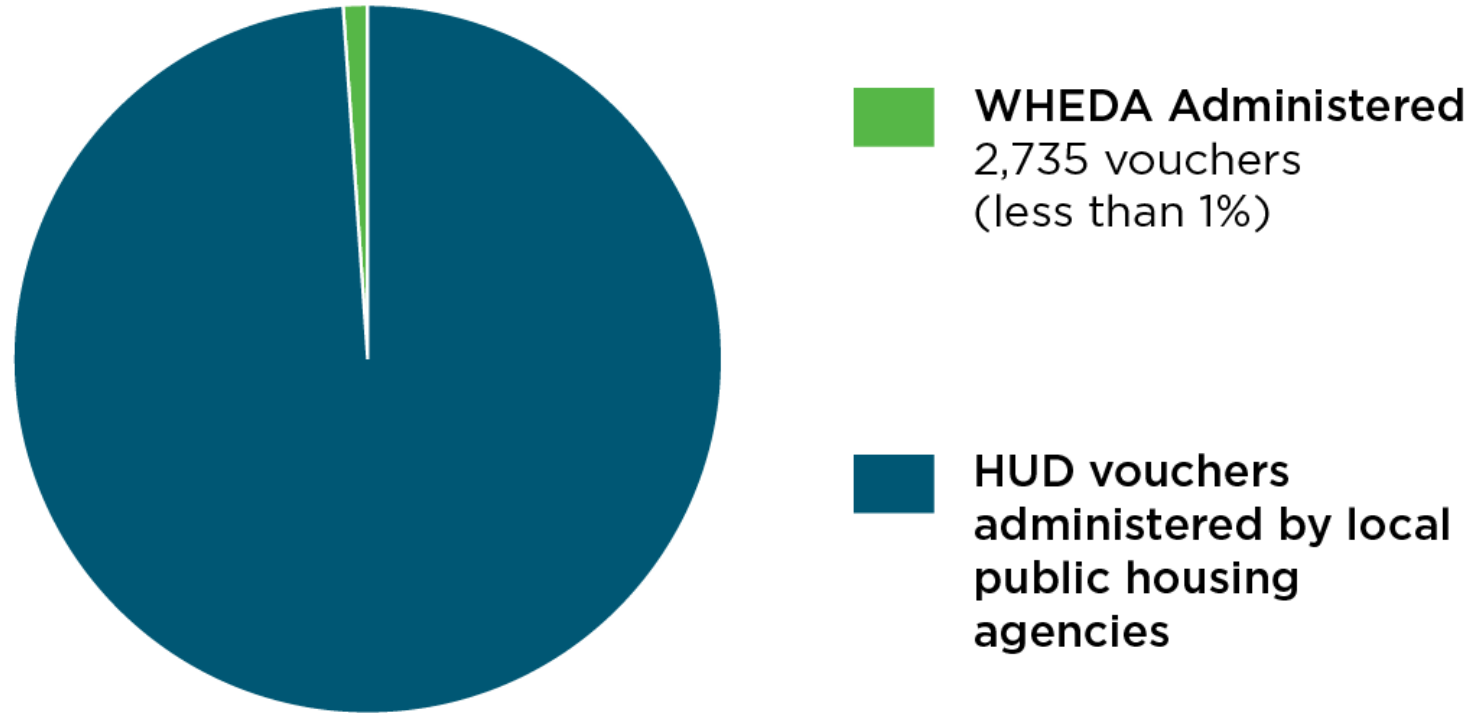
Source: Wisconsin Policy Forum

*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.

THE CURRENT ENVIRONMENT

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



NO PARKING
ANY TIME
GUEST
DROP-OFF
AREA ONLY

85

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>



WHEDA





 **mercy**HOUSING
LAKEFRONT

ALBANY
LION
2009

WHEDA Qualified Allocation Plan



- 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 subsidies (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?



WHEDA

THANK YOU!



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