



Leadership Council February 21, 2024

Division of Energy, Housing and
Community Resources (DEHCR)

Who We Serve

DEHCR administers a full array of housing, community development, energy and weatherization programs designed to provide assistance to both communities as well as low- and-moderate income individuals/families.



Bureau of Affordable Housing

Goal -
To increase affordable housing that is decent, safe and sanitary for low to moderate income individuals/families.



Rental Housing Development (RHD)

- Applications accepted for 2 or more Units
 - Construction
 - Rehabilitation
- Funds are available to developers, small scale property owners, Community Housing Development Organizations (CHDOs), local governmental redevelopment authorities, and public housing authorities
- Maximum Award = \$1,000,000
- Funds must serve households at or below 60% of the Median Income (CMI)
- Subject to Affordability Periods



1300 Main Residences, River Falls, WI

(1st Project in WI to renovate existing properties into affordable rental units with NO greenhouse emissions)

- * West CAP and Gerrard Corporation
- * Project Cost - \$11.5M
- * HOME Funds - \$500,000
- * Units 50 total, 10 HOME units (5 @ 50 CMI, 5 @ 30% CMI)
- * Joint Funding – WHEDA & LIHTC



Recognition –

- * 2020 Governor's Blue Ribbon Commission on Rural Prosperity
- * 2021 WI Environmental Initiative's highest scoring Green Built Affordable Housing Project
- * 24th Annual Governor's Excellence in Community Action Award



The Meadows, Darlington, WI
(1st Project in WI to combine USDA RD Section 514 + LIHTC) – all units set aside for HH with at least 1 member working in or retired from agricultural industry (farm worker, trucking, cheese production, etc.)

- * SWCAP and Cinnaire Solutions
- * Project Cost - \$8.2M
- * HOME Funds - \$987,000
- * Units - 32 total
- * Joint Funding - LIHTC, USDA



Artist Lofts – Manitowoc, WI

- * Impact Seven
- * Project Cost - \$9.4M
- * HOME Funds - \$500,000
- * Units - 36 total, 11 HOME units (6 @ 50 CMI, 5 @ 30% CMI)
- * Joint Funding - WHEDA & LIHTC
- * Historic Tax Credits
- * CDBG Local Revolving Loan Funds



Homebuyer & Rehabilitation (HHR)

- The HHR Program provides funds for homebuyer assistance and homeowner repairs
- Eligible for Low to Moderate Income households
 - Must be at or below 80% area median income level
- Assistance can be a grant or loan (deferred or low-interest)
- Income and HQS inspection requirements
- HHR funds can also be used for weatherization activities under Homeowner Rehabilitation



Announcing the Launch of HOME ARP – (American Rescue Plan)

Goal -

- Capital investment in permanent housing for qualifying populations
- Provision of rental assistance or supportive services



HOME - ARP

- Nationally - \$5 billion of supplemental HOME funds for assistance to homeless and other vulnerable populations
- 70% of Units for Qualifying Populations per HOME-ARP regulations
- Allocated to participating jurisdictions via HOME formula
- Highly targeted to poverty, renters in poverty, cost, availability and condition of housing stock
- State of Wisconsin Allocation: \$ 41,849,563



HOME – ARP GOALS

- Funds must primarily benefit “qualifying populations”
 - Homeless
 - At-risk of homelessness
 - Fleeing or attempting to flee domestic, dating, or sexual violence, stalking, or human trafficking
 - Other populations where supportive services or assistance would prevent the family’s homelessness or serve those with the greatest risk of housing instability
- Homeless preference given priority in scoring
- **116 total Units**



HOUSING ACCOMPLISHMENTS

Supporting Housing Needs

Wisconsin Emergency Rental Assistance Program (WERA)

- **DECEMBER 27, 2020 –**
 - Title V Section 501 of the Consolidated Appropriations Act, 2021 was signed into law, and created the Emergency Rental Assistance (ERA) Program
 - Administered by the U.S. Department of the Treasury
 - \$25 billion in federal assistance to assist households that are unable to pay rent and utilities due to the COVID-19 pandemic
 - Wisconsin received \$386,777,592; state portion w/o entitlements \$322,174,044 (WERA 1-completely expended)
- **MAY 7, 2021 –**
 - Treasury announced an additional \$21.6 billion under the American Rescue
 - Wisconsin received \$306,039,006; state portion w/o entitlements \$281,247,448 (WERA 2 – closed)
- **TOTAL HOUSEHOLDS SERVED: 66,914**
 - **21,774** were HH with Children



HOUSING ACCOMPLISHMENTS

Supporting Housing Needs

Wisconsin Emergency Rental Assistance Program (WERA) – HOUSING STABILITY

- **SEPTEMBER 16, 2022** - WERA policy expanded to include housing stability
 - Housing Stability services to include –
 - Eviction Prevention
 - Diversion Programs
 - Mediation between Landlords and Tenants; legal aid; fair housing; housing counseling
 - Case Management and Housing Navigators
- DEHCR set aside \$7,000,000 to assist
- To date - 7,632 HH have been assisted



HOUSING ACCOMPLISHMENTS

Supporting Housing Needs

Veterans Rental Assistance Program (VRAP)

- **DECEMBER of 2022** - VRAP was announced as part of the Governor's \$10 million investment to support Wisconsin veterans
 - \$2 million was allocated to assist veterans at or below 80% of county median income to stabilize and maintain rental housing
 - 602 Veteran households were served expending all of the funds initially awarded
- **OCTOBER of 2023** - an additional \$1,000,000 was awarded to further assist Wisconsin veterans
- To date - 213 veteran households have been served
 - Funds expected to be fully expended by the end of February 2024



HOUSING ACCOMPLISHMENTS

Supporting Housing Needs

Wisconsin Help for Homeowners (WHH)

- **MARCH of 2022** - the WHH program has provided close to \$70 million in assistance statewide
 - Funding to help prevent foreclosure through mortgage, tax, and utility payments, as well as housing counseling
 - Over 8,600 Wisconsin households in all 72 counties have received an average of \$8,438 in assistance
 - Program provided up to \$40,000 in financial help for homeowners facing pandemic-related financial hardship

The success of this program has allowed thousands of households to gain critical peace of mind for their families and children.

Press Release 2/5/24 – Program to Close Applications



HOUSING ACCOMPLISHMENTS

Supporting Housing Needs

The Wisconsin Eviction Data Project

- Produced by the Interagency Council on Homelessness
- Tracks on a monthly basis the number of eviction filings and judgements in all 72 counties in the state
- Tracks the state's housing economy, the efficacy of homelessness prevention programs, addresses the public on housing policy needs throughout Wisconsin
- Provides weekly reports to Wisconsin Community Action Agencies to assist in Housing Stability Services

Wisconsin Eviction Data Project: <https://doa.wi.gov/Pages/Wisconsin-Eviction-Data-Project.aspx>



FOR MORE INFORMATION

The Division of Energy, Housing and Community Resources resource page:

<https://energyandhousing.wi.gov/Pages/Home.aspx>

Thank you -

