



Leadership Council on Early Years

Stable Homes Are Critical to Thriving Families

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WHO IS WHEDA?



MISSION

We help Wisconsin thrive by expanding access to affordable housing choices.

VISION

All people in Wisconsin have an affordable place to call home.

STRATEGIC PRIORITIES

We put people first.

We do what only we were created to do.

We protect housing as a core human need.

Who We Serve

- Anyone who needs an affordable place to live and falls within the income restrictions for affordability
- Households earning 30%-80% of the Average Median Income (AMI)

County	AMI	30% AMI	80% AMI
Ashland	\$76,100	\$22,830	\$60,880
Rock	\$89,200	\$26,760	\$71,360
Dane	\$123,400	\$37,020	\$98,720
La Crosse	\$93,400	\$28,020	\$74,720
Sheboygan	\$96,100	\$28,830	\$76,880

What We Do

- Provide mortgages to homebuyers
- Administer federal and state housing tax credit programs to create affordable rental buildings
- Provide commercial financing products to support housing and economic development strategies
- Grants and Services



2,401,818

households in Wisconsin



1,489,728

households with an average family size of 3

98,322 households

live below the poverty line

293,000 people

live on less than \$23,000 per year



***“Housing is absolutely essential to human flourishing. Without stable shelter, it all falls apart.”
--Matthew Desmond***

Housing is Everything

Where we live and the type of housing will determine many aspects of our lives and children's lives.

- Length and cost of commute
- Access to affordable healthy food options
- Access to public transportation
- Access to jobs
- Access to daycare and quality schools
- Exposure to environmental hazards
- Exposure to crime

Housing Insecurity Impacts

Adults

- Mental health challenges including depression, feelings of shame, social isolation, and anxiety
- Increased stress levels
- Difficulty maintaining relationships
- Lack of sleep
- Increased risk of infectious disease
- Poor health and chronic illness
- Inability to build long-lasting attachments to neighborhoods.

Children

- Developmental delays including lower reading achievement, kindergarten readiness, and math scores
- Behavior problems including aggression from elementary school through young adulthood, truancy
- Difficulty maintaining a healthy weight
- Poor physical health
- Psychological problems experienced during childhood reduce adult earnings by one-fourth by age 50.
- Children living in a crowded household before age 19 are less likely to graduate from high school and tend to have lower educational attainment at age 25.

The Financial Burden of Housing

General Affordability Rule

30% of Household
Income Spent on
Housing



Reality for Wisconsin Households

Without Affordable Housing, Typical Full-time Workers Could Not Afford Rent

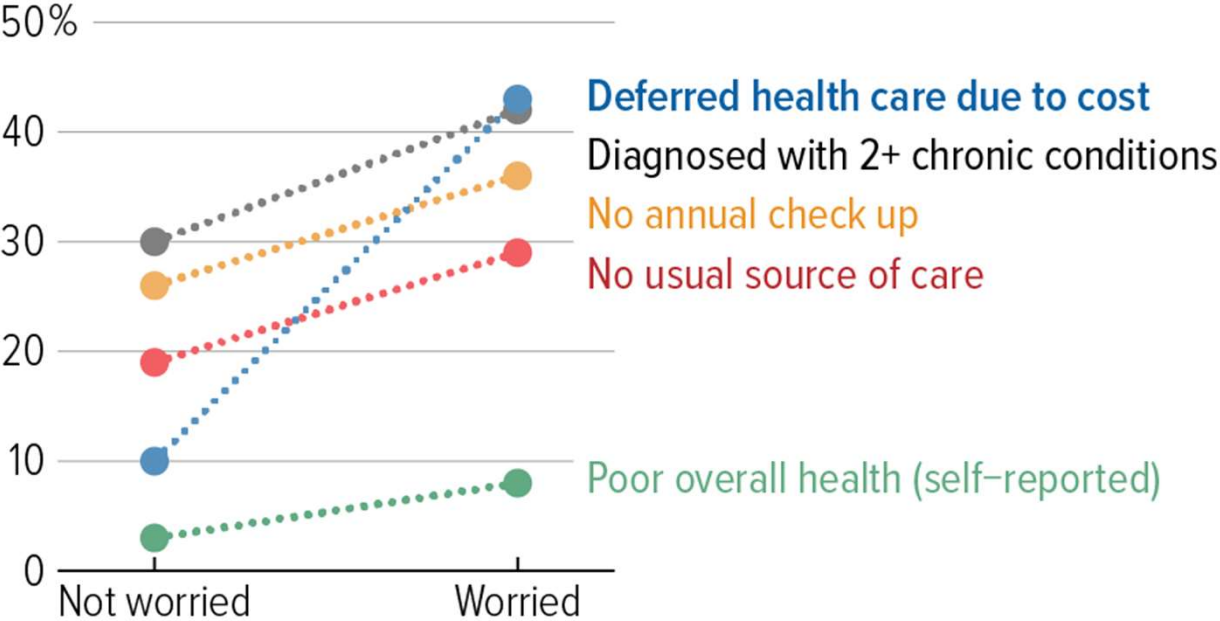
Monthly gross income of a full-time Wisconsin worker making \$18.47 per hour (estimated mean renter wage) for a 2-bedroom market rate housing unit



57%
of income
would be
spent on
housing

Source: National Low Income Housing Coalition

People Worried About Housing Costs Likelier to Forgo Medical Care, Report Poorer Health



Source: Journal of the American Board of Family Medicine, "Adults with Housing Insecurity Have Worse Access to Primary and Preventive Care," 2019



Typical Young Family

- Construction Laborer & Retail Worker
- Wages: \$19.24/hr & \$14.76/hr or \$5,893/month
- Market Rate 2-BR rental: \$1,690 (30%)
- Living Expenses* = \$3,452

** Includes average food, health care, childcare, and transportation*



Early Childcare Teacher

- Wages: \$12.82/hour or \$2,222/month
- Market Rate 1-BR rental: \$1,370 (61%)
- Living Expenses* = \$1,459

** Includes average food, health care, and transportation*



Public School Teacher

- Wages: \$27.37/hour or \$4,745/month
- Market Rate 1-BR rental: \$1,370 (29%)
- Living Expenses* = \$1,459

** Includes average food, health care, and transportation*



Andre Apartments - Madison

- Supportive housing development with Red Caboose Childcare Center occupying the first floor
- 100% affordable
- 38 affordable one-, two-, and three-bedroom apartments
- In-unit washer and dryer, community room, on-site fitness center
- 9% Federal HTCs awarded in 2020
- \$5.8 million in project equity
- Additional \$7.4 million of WHEDA construction and permanent financing



New Programs Available



**RESTORE
MAIN STREET**



VACANCY-TO-VITALITY



**INFRASTRUCTURE
ACCESS**



HOME REPAIR & REHAB



QUESTIONS?



WHEDA