

2014 Entry Form
(Complete one for each entry.)

Fill out the entry name *exactly* as you want it listed in the program.

Entry Name _____

HFA _____

Submission Contact _____

Phone _____ Email _____

Qualified Entries must be received by **Tuesday, July 1, 2014.**

For more information about Qualified Entries, [click here to access the 2014 Entry Rules.](#)

Use this header on the upper right corner of each page.

HFA _____

Entry Name _____

Communications	Homeownership	Rental Housing	Special Needs Housing
<input type="checkbox"/> Annual Report <input type="checkbox"/> Promotional Materials and Newsletters <input type="checkbox"/> Creative Media	<input type="checkbox"/> Empowering New Buyers <input type="checkbox"/> Home Improvement and Rehabilitation <input type="checkbox"/> Encouraging New Production	<input type="checkbox"/> Multifamily Management <input type="checkbox"/> Preservation and Rehabilitation <input type="checkbox"/> Encouraging New Production	<input type="checkbox"/> Combating Homelessness <input type="checkbox"/> Housing for Persons with Special Needs
Legislative Advocacy	Management Innovation	Special Achievement	Are you providing visual aids?
<input type="checkbox"/> State Advocacy <input type="checkbox"/> Federal Advocacy	<input type="checkbox"/> Financial <input type="checkbox"/> Human Resources <input type="checkbox"/> Operations <input type="checkbox"/> Technology	<input type="checkbox"/> Special Achievement	<input type="checkbox"/> YES <input type="checkbox"/> NO

2014 NCSHA Annual Awards for Program Excellence
Wisconsin Housing and Economic Development Authority (WHEDA)
Rental Housing | Encouraging New Production
LIHTC High Impact Project Reserve (HIPR) Program

Background

There are more than 400,000 veterans living in Wisconsin. Of that, about 56,000 live with disabilities. Since the Civil War, more than 26,000 Wisconsin servicemen and women have given the ultimate sacrifice for our nation. In an effort to highlight the important role veterans play in all aspects of life in Wisconsin, Governor Scott Walker declared 2012 as the Year of the Veteran in Wisconsin. The declaration served as a way to honor the deeds of Wisconsin's veterans as well as highlight the resources available to reintegrate soldiers into civilian society such as education, housing, health care and employment assistance. WHEDA carried the theme of the Year of the Veteran into 2013 by establishing a special round of tax credits designed especially for projects that would benefit veterans.

WHEDA and LIHTCs

WHEDA administers the Low-Income Housing Tax Credit (LIHTC) program in the state of Wisconsin. The annual allocation of the tax credits by WHEDA, usually in April, is one of the most successful and effective public-private partnerships in Wisconsin.

The beauty of the tax credits in Wisconsin is that they provide opportunities for private developers to fund affordable housing projects they might not have been able to finance on their own. This is an extremely popular program with demand for credits far exceeding the supply WHEDA can allocate. As a result, only the most impactful projects receive credits.

The tax credit program is highly effective for the local economy and housing market, creating good-paying construction jobs and affordable housing units. Because the developments are required to meet high design and operating standards, WHEDA's developer partners end up building beautiful complexes that supply safe, quality housing. The attractive developments add a sense of pride and stability to their respective communities, and as a result they are well-received.

From 1987-2014, WHEDA has allocated over \$312 million in tax credits, creating over 50,000 units of housing in 1,107 developments across the state. These developments are located in 69 counties and 302 municipalities in Wisconsin.

A Special Round

During the week prior to Memorial Day 2013, WHEDA and the Wisconsin Department of Veterans Affairs (WDVA) used the appropriate timing to announce the creation of a Special Round of LIHTCs, part of which would fund a Veterans High Impact Project.

In addition to designating \$850,000 in tax credits for an impactful affordable housing project under the High Impact Project Reserve (HIPR) program, WHEDA set aside \$600,000 for a Veterans HIP (High Impact Project) Credit to fund a project that specifically addresses housing and employment and/or counseling needs of veterans.

The HIPR was created by WHEDA in order to fund particularly impactful Low-Income Housing Tax Credit

projects in 2013. The HIPR concept is to award LIHTCs to a multifamily housing development project with strong economic development or redevelopment attributes, significant community support, and/or a tangible impact on job creation, job retention or job training.

“WHEDA is proud to provide tax credits that will lead to a development offering significant benefit to our Veterans,” said WHEDA Executive Director Wyman Winston. “When Governor Walker announced that 2012 was *The Year of the Veteran* in Wisconsin, he envisioned a refocusing of efforts to connect Veterans to available programs and services. This special allocation will allow WHEDA to provide credits to a project that strongly supports our outstanding veterans whom have served honorably and courageously.”

“These tax credits will no doubt help our state’s veterans and help maintain Wisconsin’s reputation as the most progressive state for Veterans’ benefits, programs and services,” WDVA Secretary John Scocos said. “I look forward to seeing a project that helps to meet the needs - such as affordable housing and employment assistance - of the men and women who have served our country.”

WHEDA held two informational sessions in Milwaukee and Green Bay about the LIHTC HIPR program. Applications were accepted for either the HIPR Credit or the Veterans HIP Credit, but not for both. Projects were selected in a “Special Round” held later than the normal annual selection round

The Awardees

On October 14, 2013, WHEDA held a news conference at the Milwaukee County War Memorial to announce four awardees of the Special Round of LIHTC, two of which will fund Veterans’ High Impact Projects. Developments receiving credits were located in Green Bay, Milwaukee and Superior.

Veterans – HIPR Awardees (2)

1) Community for Returning Women Soldiers (CRWS) – Milwaukee, WI

Developer: Common Bond Communities

Units: 26

Credit Award: \$333,217

CRWS will be a new construction development that will serve 26 households that are at risk of homelessness with a mix of one-, two- and three-bedroom homes. Services available through the development will address potential issues of job training, AODA, post traumatic stress, families reuniting and sexual violence. The Wisconsin Department of Veterans Affairs and county agencies - most notably Milwaukee County - will serve as referral sources for the development.

2) Green Bay Veterans’ Manor – Green Bay, WI

Developer: Cardinal Capital

Units: 50

Credit Award: \$350,000

Green Bay Veterans’ Manor is a new construction project consisting of 50 units of permanent supportive housing with a preference for veterans. All 50 units will be subsidized by Section 8

Project-Based Vouchers. While veterans will be given preference, residents will consist of all income-qualified tenants. Supportive services provided to the residents by the Center for Veterans Issues (CVI) will include: job counseling, AODA counseling, training for access to VA benefits and facilitating access to VA benefits. The proposed site is located on the northeastern side of the city of Green Bay just minutes from the Veterans Administration Outpatient Clinic currently under construction at 2800 University Avenue.

HIPR Awardees (2)

1) Milwaukee Prosperity – Harambee – Milwaukee, WI

Developer: Brinshore Development, LLC, and Maures Development Group, LLC

Units: 35

Credit Award: \$350,000

Maures Development Group, LLC, and Brinshore Development, LLC, are partnering with the city of Milwaukee to bulk purchase foreclosed, dilapidated and vacant homes in the Harambee neighborhood. Milwaukee Prosperity – Harambee is an expansion of WHEDA’s ongoing effort to address foreclosures and blight in Milwaukee’s central neighborhoods. The continual rise in foreclosed, city-owned and vacant properties contributes to the destabilization of neighborhoods such as Harambee. With extensive rehabilitation work, Milwaukee Prosperity – Harambee will help this neighborhood achieve greater stabilization, while providing higher quality living options for those in need.

2) The Grand Central Plaza – Superior, WI

Developer: Gerrard Corporation

Units: 50

Credit Award: \$407,382

The Grand Central Plaza is located in the heart of the city of Superior. The new construction site has access to shopping, churches, commercial facilities and everyday services necessary for daily life, and is within walking distance of the University of Wisconsin-Superior. University facilities, including the school library, indoor track in the gymnasium and swimming pool, are accessible to residents.

WHEDA and its employees are grateful for the commitment of Wisconsin veterans and want to continue focusing attention on connecting veterans to jobs, programs, benefits, services, and affordable housing.