



Entry Form 2017 Annual Awards for Program Excellence

Entry Deadline: Thursday, June 15, 2017, Midnight ET

Each entry must include a completed entry form. Please complete a form for each entry your HFA is submitting. The completed entry form will become the first page of your entry.

This form is a fillable PDF. Type your information into the entry form and save it as a PDF. Please do not write on or scan the entry form. **Questions: Call 202-624-7710 or email awards@ncsha.org.**

Entry Title: Enter your entry's title exactly as you wish it to be published on the NCSHA website and in the awards program.

Category:

Subcategory:

Entry Summary: A 15-word (max) summary of the program, project, or practice you are entering.

HFA:

HFA Staff Contact:

Phone:

Email:

Visual Aids:

Are you mailing to NCSHA 10 copies of any visual aids that cannot be included in your entry PDF? Yes No

Payment:

My HFA is mailing a check to NCSHA.
My HFA is emailing the credit card authorization form to awards@ncsha.org.

2017 NCSHA Annual Awards for Program Excellence
Wisconsin Housing and Economic Development Authority (WHEDA)
Special Needs Housing | Combating Homelessness
Rethke Terrace Supportive Housing

Overview

Inspired by its mission that includes enhancing the quality of life for residents, WHEDA strives to finance the development of affordable, safe rental housing. WHEDA is proud of its dedication and commitment to special needs and homeless housing. Wisconsin Governor Scott Walker has called upon state agencies to recognize the tremendous dedication and sacrifice given by veterans by connecting them to critical programs and benefits. WHEDA helped finance Rethke Terrace, the very first permanent supportive affordable housing site in the city of Madison, Wisconsin, for people who have experienced chronic homelessness, many of which are veterans.

Details

Located on Madison's east side, Rethke Terrace has 60 studio apartments, with 25 reserved for formerly homeless veterans. The development that opened in June of 2016 fills a need in the community for supportive housing for people who have experienced chronic homelessness.

Rethke Terrace now serves individuals who would not be able to stay housed without the wide range of supportive services offered at the housing development. Rethke Terrace residents come from a background of homelessness and have often faced persistent obstacles to maintaining housing, such as a serious mental illness, a substance use disorder, or a chronic medical problem. For some, the project will be their long-term home. The ultimate goal for others will be to obtain more self-sufficiency and eventually choose to move on to other housing opportunities.

The Need

In 2013, the most recent year for which comprehensive data is available, 1,801 single adults were served in Madison, WI shelters. Of the single adults served, 11% were veterans. An increasing chronically homeless population over the course of several years propelled the city of Madison to commit to a plan that would address the matter.

The construction of Rethke Terrace was a demonstration that WHEDA and its partners were keenly aware that Madison had been crying out for affordable housing that served those with special needs. WHEDA responded by allocating \$540,000 in Low-Income Housing Tax Credits to the project in 2014.

Supportive Services

Chronically homeless individuals are often the most difficult people to house as they also face many other challenges such as an eviction history, mental and physical disabilities, poor credit issues, unemployment, chemical dependence and/or a criminal background.

Rethke Terrace follows the national "Housing First" model which does not require people experiencing homelessness to address all of their issues or to complete service programs before they can access safe housing, nor does the Housing First concept mandate participation in supportive services to retain

housing. Rather the focus is to reach out to the most vulnerable people in the community and offer them stable housing as well as access to voluntary supportive services so that they can begin to improve their lives.

Rethke Terrace was developed by Heartland Housing, a subsidiary of Heartland Alliance. The non-profit organization was chosen because of its expertise in developing and managing affordable and supportive housing. On-site services, which help residents remain stable in their housing while they work to improve their health, their self-sufficiency and build a better future, are provided through another Heartland Alliance subsidiary: Heartland Health Outreach.

Results

WHEDA was proud to partner on the project because it strongly believed that by serving the most vulnerable people experiencing homelessness with affordable place to stay with on-site services, costs associated with Madison's medical facilities, crisis centers, shelters, prison system and other social services would be reduced.

Rethke Terrace is poised to realize the positive benefits that other Housing First model developments have achieved in Wisconsin. Application of Housing First in nearby Milwaukee County has proven to remove some of the major obstacles to obtaining and maintaining housing for the chronically homeless. The county has experienced a dramatic cost reduction in public services. For example, there's been an 82% decrease in municipal violations resulting in similar reductions in court costs, police contact, jail time, etc. Costs of providing individualized case management services are minimal compared to those associated with cycling through emergency rooms, crisis centers, and even jail and prison.

Summary

Rethke Terrace came about through a multi-sector collaboration, including the City of Madison, Dane County, WHEDA, the U.S. Department of Housing and Urban Development, BMO Harris, the Federal Home Loan Bank of Chicago, The Home Depot Foundation, and Enterprise Community Partners. Rethke Terrace is the first of five supportive housing properties Madison plans to develop.

Visual aids provided

- Development pictures
- Local news articles



RETHKE TERRACE











PROPERTY
MANAGEMENT
OFFICE

BREAK
ROOM







SUPPLEMENTAL NEWS ARTICLES

Wisconsin State Journal: ['This is home': Madison opens its biggest 'Housing First' project to date](#)

Cap Times: [Qualifying Madison homeless residents start moving into Rethke Terrace apartments](#)

Isthmus: [Housing finally](#)

Wisconsin Public Radio: [Madison Opens Doors To Biggest Housing Project For Homeless](#)

Cap Times: [Photos: First Look at Rethke Terrace, Madison's new supportive housing project](#)