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ENIX

2024

**HFA Advocacy in Action**



# Panelists

## **RYAN BAUMTROG**

Assistant Commissioner, Policy and Community Development | Minnesota Housing

## **SAMANTHA LINDEN**

Legislative Liaison | Wisconsin Housing and Economic Development Authority

## **CARRIE MANNO**

Single Family Tax Credit Section Chief | Ohio Housing Finance Agency

## **Discussion Leader**

## **NANCY MCDONALD**

Director of Government Affairs | MassHousing

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**WHEDA**

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## Political Environment and Context

Elmer Moore Jr., WHEDA CEO and Executive Director – Appointed by Governor Tony Evers (D) and Confirmed by the State Senate.

State Budget Surplus in January 2023 estimated to be \$7.1 billion.

Legislative Terms run January of odd numbered years to spring of even numbered years.

Jan 2023 – April 2024

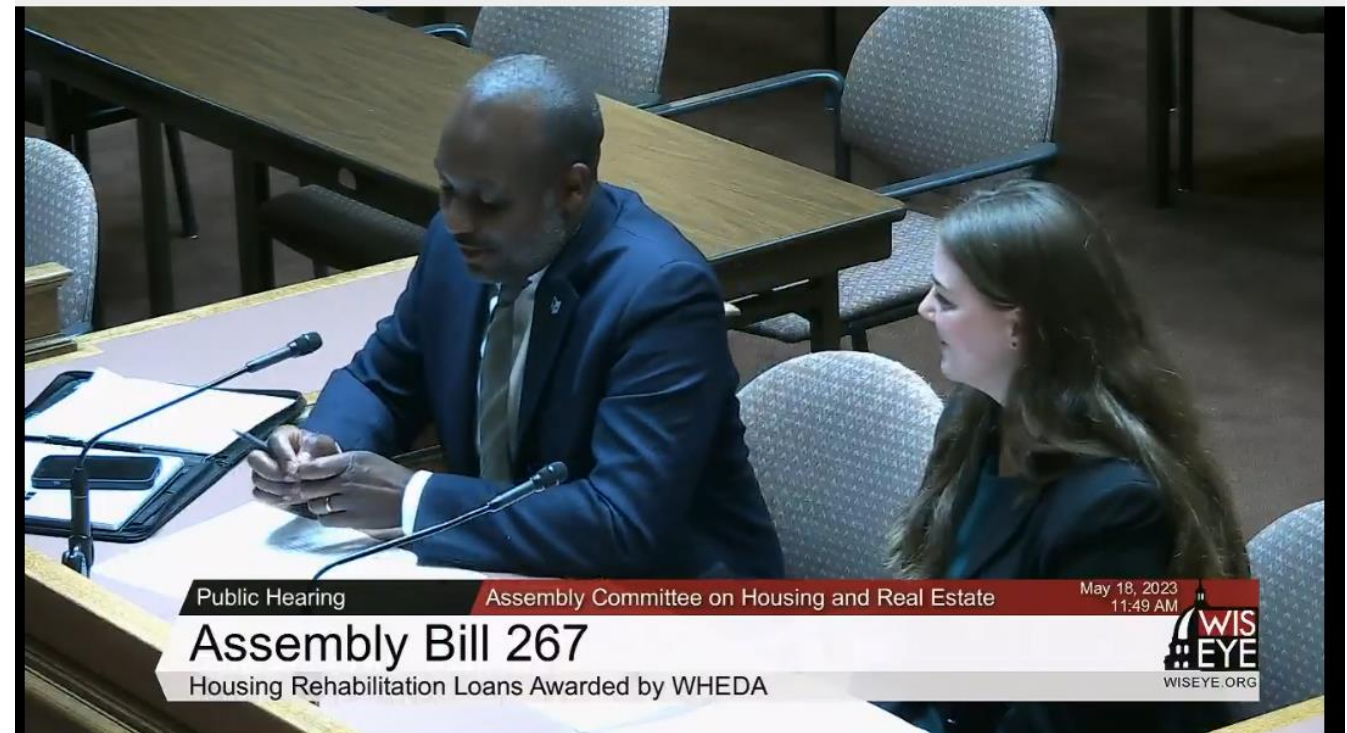


Clockwise from Left: Elmer Moore Jr., Governor Tony Evers, Rep. Rob Brooks

# Coalition and Advocacy

Legislative Liaison as bridge between WHEDA and State Legislature and Governor's Office.

- Daily calls and emails from WHEDA housing experts and technicians, State Senators and Representatives, Governor's Policy Team.
- Leading with values – honesty and authenticity.



# Program Specifics

Each piece of legislation was offered as stand-alone proposals, and funding was secured in the 2023-2025 Biennial Budget, to prevent line-item vetoes in the proposals by Governor Evers.

AVAILABLE NOW

## Infrastructure Access

**\$275 MILLION**

- Covers the cost of installing, replacing, upgrading or improving public infrastructure related to workforce housing or senior housing.
- Available to developers and municipalities.
- Maximum of total infrastructure costs or 20% of the total project cost.\*
- Interest rate of 3% generally, or 1% for eligible projects in municipalities with a population of 10,000 or less, 1% for senior housing. \*\*
- The term matches the senior debt.



## Restore Main Street

**\$100 MILLION**

- Creates or restores second and third-floor rental housing over commercial space.
- Available to rental housing property owners.
- Maximum of \$20,000 per unit or 25% of the total housing rehab costs \*
- Interest rate of 3% generally, or 1% for eligible projects in municipalities with a population of 10,000 or less. \*\*
- The term matches the senior debt.



## Vacancy-to-Vitality Loan

**\$100 MILLION**

- Converts vacant and underutilized commercial properties to affordable single family or multifamily housing.
- Available to developers.
- Maximum of \$1 million or 20% of the project costs, including land. \*
- Interest rate of 3% generally, or 1% for eligible projects in municipalities with a population of 10,000 or less. 1% for senior housing. \*\*
- The term matches the senior debt.



COMING SOON

## Home Repair & Rehab

**\$50 MILLION**

- Improves or restores single-family homes to a decent, safe, and sanitary condition.
- Available to homeowners of eligible properties.
- Eligible uses: removal of lead paint, asbestos and mold, repairing flooring, walls, ceilings, or plumbing.
- Applications will be accepted through WHEDA's network of lenders.



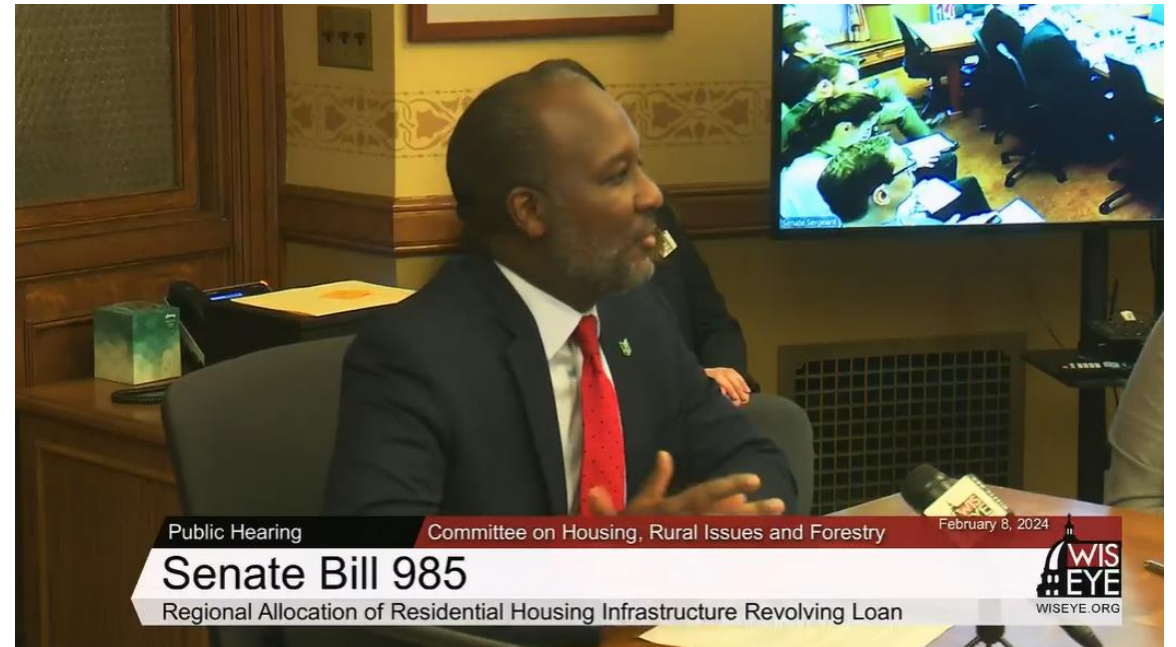
# Obstacles and Overcoming

Veto and Veto Override Vote paired with Elmer's Confirmation Vote.

Asking for Changes in 2023 WI Act 14:  
Assembly Bill 1075 to 2023 WI Act 209

Relationship Maintenance: compromises, punches and digs, keeping your promises.

Anticipating more changes needed in 2025-2027 Legislative Session



## WHEDA at State Capitol for Bill Signing



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**Minnesota Housing –  
Going Big**

# Minnesota's Context

- 'Go Big' Housing Governor
- Minnesota Housing is a Cabinet Agency
- Currently one-party control of Governor, House and Senate
- Significant one-time budget surplus
- House and Senate finance committees dedicated to housing



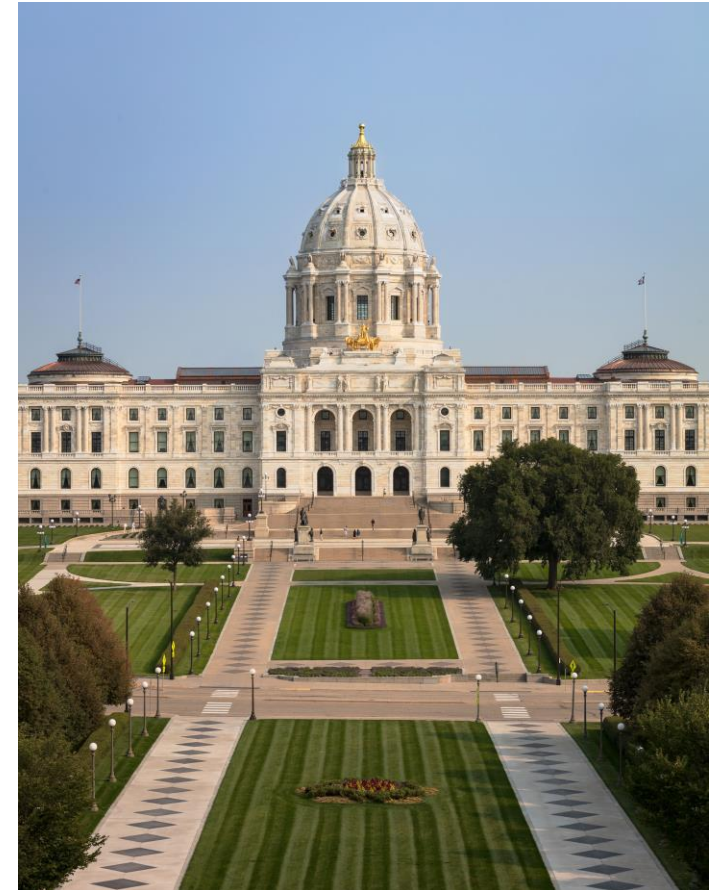
# Crafting the \$1.2 B Proposal



- Bipartisan and statewide design
- Balanced design to accomplish:
  - Multiple geographies
  - Multiple stakeholders
  - Multiple priorities
- Focus on scaling and modifying existing programs instead of creating new programs
- Prioritize closing disparities, assisting lowest income Minnesotans & underserved geographies

## Executing the Proposal

- Legislative hearings
- Meetings with House and Senate leadership
- Weekly meetings with Housing Chairs
- Recurring meetings with stakeholders
- 24/7 availability to repond to legislators
- Agency staff to support legislative efforts



# Challenges



Lots of ideas



Short timelines and deadlines



Focus on creating new and one-time programs

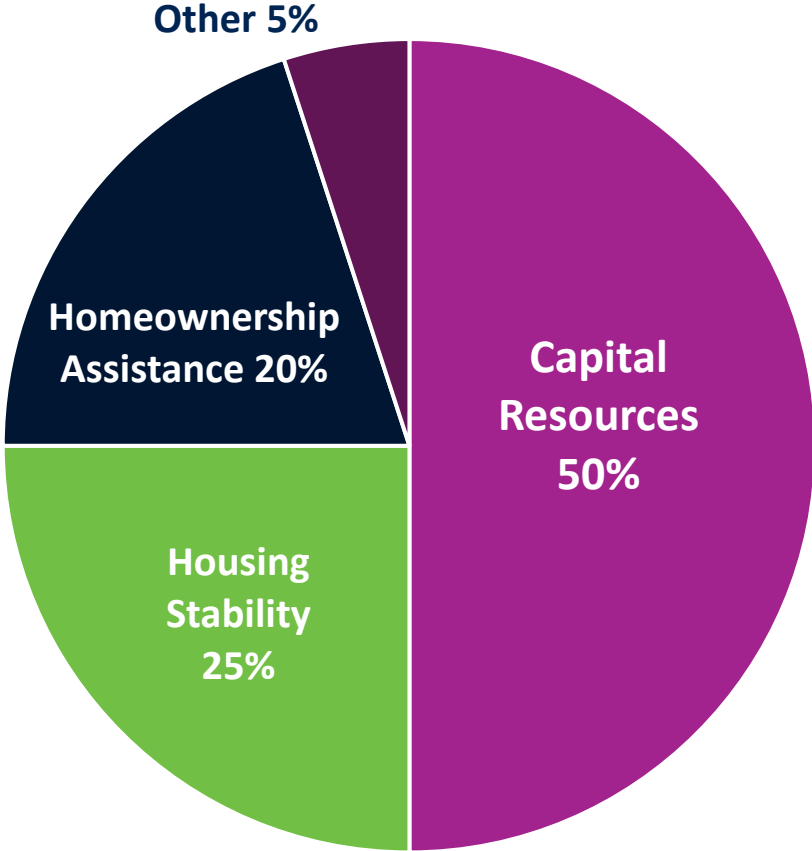


Expectations on program timelines

# Unpacking the Legislative Results

- Over \$1.3 billion
- All, except one, of Governor's recommendations were funded
- 15 new programs and over \$125 million in legislatively named grantees
- First ever direct allocation to Tribal Nations
- Nearly all funding is one-time

2023 Budget by Category



# Implementing the Historic Budget



NEW DIVISION  
AND NEW TEAMS



HIRING



NEW INTERNAL  
COMMITTEE



PROGRAM  
TRACKER



REGULAR  
MEETINGS WITH  
STAKEHOLDERS  
AND CHAIRS

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**Ohio Single Family Tax  
Credit program – Turning  
the Dream of a Home into  
a Reality**

## Ohio Single Family Tax Credit program



Allows communities to develop affordable housing to meet the needs of their growing workforce.



Leverages public/private partnerships for project development



Provides a tax credit for the project, based on total project costs and appraised home values



Increases the inventory of affordable, single-family homes for homeownership

# Key Entities

- Local Government Organizations
- Homebuilder Associations
- Real Estate Organizations
- Community Leaders
- Developers
- Other Housing Industry Partners



|                     |                   |                      |                        |                        |
|---------------------|-------------------|----------------------|------------------------|------------------------|
| <b>Key Entities</b> | Origin of Program | Getting the Word Out | Post Approval Advocacy | Conditions for Success |
|---------------------|-------------------|----------------------|------------------------|------------------------|

# Origin of the Program

## Governor's Office

Identified housing as a **priority** for Governor DeWine's second term.

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Worked with OHFA to discuss potential programs and ideas to **impact** affordable workforce housing.

## Ohio Housing Finance Agency (OHFA)

Provided ideas for both multifamily and single-family housing.

Single-family housing program was based on:

- **Neighborhood Homes Investment Act**
- **Pilot program – Zanesville, OH**

# Getting the Word Out

## Governor’s Office:

Announced **new tax credit programs** to stimulate the construction of more affordable housing for Ohio families.

Released the Executive Budget Bill that included a total of **five housing program initiatives**, including the **Single Family Tax Credit program**.

## OHFA:

**Provided testimony** to the Ohio House and Senate Committees during the budget process.

Met with legislators and stakeholders to **advocate** for the program and outline the program goals, structure, and implementation.

## Stakeholders:

**Outreach to Ohio General Assembly** regarding the benefits of the program.

**Provided testimony** expressing the need for more affordable housing for Ohio’s workforce.

# Post Approval Advocacy

**OHFA continued its program advocacy after the passage of the legislation to draft the Administrative Rules and Allocation Plan.**

### Significant Interaction with Stakeholders

- Meetings
- Outreach
- Presentations

### Two public comment periods:

- October and November/December 2023

### Two public hearings:

- October and December 2023

**As a result of the advocacy, relationships were established and developed with the development side of single-family housing.**

- Developers
- Homebuilders
- Real Estate Organization

# Conditions for Success

**Governor’s Office Participation**

Proposing a “housing package” in the Executive Budget to address Ohio’s workforce housing shortage.

**Vehicle for legislation**

Ohio’s biennium Budget Bill

**OHFA’s participation in “Bundled Package” approach**

Several housing programs were introduced in the Executive Budget Bill. The Single Family Tax Credit program became part of a larger effort to make housing a priority for the state.

**Stakeholder participation**

Housing community leaders and industry stakeholders were encouraged by the “housing package” and set out to educate legislators on the importance of housing investments.

|              |                   |                      |                        |                               |
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