

QAP Updates Create Greater Equity in Housing and Economic Opportunity

Wisconsin Housing and Economic Development Authority

Rental Housing: Encouraging New Construction

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2021 NCSHA Annual Awards for Program Excellence

Overview

Strategically, WHEDA is cultivating an ecosystem that increases equity in housing and economic opportunity. Since 1972, WHEDA's financing has improved the quality of life for tens of thousands of Wisconsin residents. Yet communities large and small across the state still lack capacity to offer their residents safe, affordable housing. To drive systemic change, WHEDA is working to bring communities, developers, lenders, and stakeholders together to leverage our collective strengths and make changes that expand the impact of our tax credit programs.

Customer and community feedback led to tax credit plan improvements



Helpful feedback from developers and community members in 2020 resulted in a series of improvements to WHEDA's 2021-2022 Qualified Allocation Plan (QAP) for administering its federal and state housing tax credits. The comments came from in-person and online meetings with WHEDA partners, developers, and elected officials as well as an online public survey.

The updated 2021-2022 QAP reflects WHEDA's commitment to engage with stakeholders in innovative ways to assure that affordable housing investments create the greatest benefit. Through the input received, the plan encourages diversity among participating developers, provides greater consideration for the unique needs of our rural communities and promotes sustainability through energy conservation and other measures.

Key changes in the application review process include higher scores for projects that:

- Strengthen connections between affordable housing and community services;
- Increase the supply of rural affordable workforce housing;
- Encourage participation by minority and women developers;
- Improve the availability of affordable housing with supportive services for veterans;
- Respond to housing needs driven by employer expansions;
- Increase sustainability through energy efficiency, transportation linkages and other environmental considerations.

Results

On April 27, 2021, WHEDA awarded \$35.1 million in federal and state housing tax credits to advance housing opportunity and economic recovery in Wisconsin through creation of 2,200 affordable housing units. This year's allocation of tax credits supports 33 housing projects in 19 communities and cap a highly competitive process that drew 54 applications totaling more than \$57 million.

The new plan for allocating the credits increased the emphasis on rural communities, supportive housing, partnerships with developers from underrepresented communities and sustainability.

- Seven of 16 eligible applicants qualified for the rural set-aside under both programs.
- To qualify, all projects met increased sustainability standards as administered by the Wisconsin Green Built home program.
- Two of the three applicants applying in the Supportive Housing set-aside are receiving awards. In addition, 49 applications received extra scoring points for offering integrated supportive services as part of their project proposal.
- Following WHEDA's decision to increase the number of points awarded to projects that provide emerging developers with a minimum 24% ownership interest in the general partner/managing member role, an unprecedented 29 of the 54 applicants sought these points. Overall, 18 of the awarded projects reflect minority developer collaboration.

Wealth building for emerging developers

Creating and cultivating a supportive environment where emerging developers can thrive and generate inclusive economic growth is critical for housing equity and sustainability. People of color are underrepresented in the real estate development industry. Their unique experiences, insights and voice are critical to revitalizing communities that have been underserved for generations.

WHEDA has been fostering an ecosystem for emerging developers that includes collaborative partnerships, access to resources both financial and technical, for wealth-building and capacity building. Key efforts include:

- Encouraging programs such as Marquette University's Associates in Commercial Real Estate (ACRE) Program that recruits people of color for careers in commercial real estate
- Guiding ACRE graduates on WHEDA programs and financing tools
- Connecting emerging developers to WHEDA's network of veteran developer partners

WHEDA's new QAP is moving the needle by diversifying the pipeline of developers in the state and sets up the next generation of developers dedicated to advancing affordable housing. For the first time in WHEDA history, 54% of the 2021 tax credit awards feature a minority developer

New QAP Scoring Expands Equity in Housing and Economic Opportunity
Rental Housing | Encouraging New Construction

ownership interest representing \$19 million in awarded housing tax credits to 18 projects in both urban and rural communities.

By working together – through our people, partners, and programs – our collective efforts are supporting and expanding WHEDA’s mission to foster inclusion in affordable housing and promote equitable economic development.

2021 Awards with Emerging Developers

18 of the 33 awarded projects feature an emerging developer as the primary or co-developer partner.

54% of awarded projects.

\$6,035,580 awarded in 9% HTC

\$13,006,359 awarded in 4% state and federal HTC



Visual aids

- [WHEDA awards \\$35 million in federal and state housing tax credits for 2021 | WHEDA](#)
- Federal and State Housing Tax Credit Announcement Presentation

2021 Housing Tax Credit Announcement





WHEDA



WHEDA





GOVERNOR TONY EVERS

HOW WHEDA WORKS

Our mission:

To stimulate the state's economy and improve the quality of life for Wisconsin residents by providing affordable housing and business financing products.

Our work:

WHEDA offers financing and expertise to expand equitable access to affordable housing and economic opportunity.



WHEDA





NO PARKING
2 AM - 6 AM

FREE PARKING
6 AM - 10 PM

OFFICE



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WHEDA 2021 Federal and State Housing Tax Credit Statewide Impact

\$35.1 million total

- \$14.7 million in federal 9%
- \$7.1 million state 4%
- \$13.3 million federal 4%

33 projects in 19 communities

2,200 affordable units

2,343 total units

New Qualified Allocation Plan

- Encourages diversity among participating developers
- Provides greater consideration for rural communities
- Strengthens connections between housing and supportive services
- Promotes sustainability



WHEDA 2021 Federal and State Housing Tax Credit Rural Impact

Number of applications: 16

Number of rural awards: 7

Number of housing units created: 187

Number of affordable housing units created: 179

Rural communities served: Ashland, Hayward, Lac du Flambeau, Mosinee, Oconto, Sister Bay, and Two Rivers



2021 Tax Credit Awards with Emerging Developers

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54% of awarded projects

\$6,035,580 awarded in 9% HTCs

\$13,006,359 awarded in 4% state and federal HTCs



WHEDA 2021 Federal and State Housing Tax Credit Supportive Housing Impact

Supportive housing set-aside for federal tax credit awards:

Number of supportive housing applications: 3

Number of supportive housing awards: 2

Total number of housing units created: 112

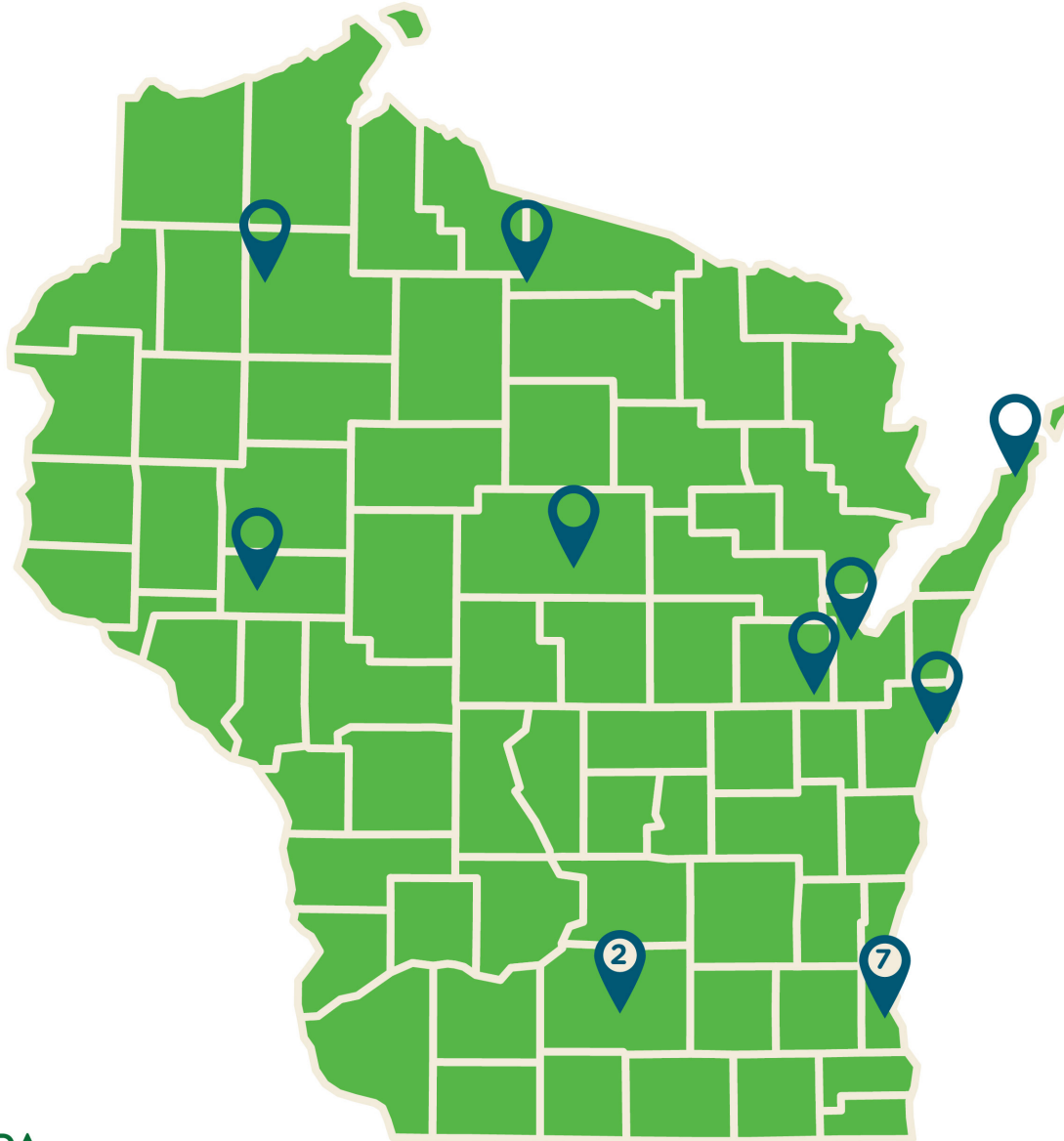
Total number of supportive housing units: 106

Federal and state tax credit applications with supportive housing:

Number of tax credit applications that received extra points for integrated supportive services: 49



2021 Competitive Federal 9% Housing Tax Credit Awards



PROJECT NAME	COMMUNITY	APPLICANT
BROWN COUNTY Berkshire - Ashwaubenon	Ashwaubenon	General Capital Development, LLC/Danna Capital Corp.
DANE COUNTY 38Ten Parmenter	Middleton	Lutheran Social Services of Wisc. & Upper MI/JT Klein Company, Inc./DA Development, LLC
The Heights Apartments	Madison	MSP Real Estate, Inc.
DOOR COUNTY The Shoals	Sister Bay	Crown Court Properties, LTD/Mosaic Development, LLC/ Cross Management Services, Inc.
EAU CLAIRE COUNTY Prairie Heights Residences, LLC	Eau Claire	West Cap
MANITOWOC COUNTY West River Lofts	Two Rivers	Maures Development, LLC/Scott Crawford, Inc.
MARATHON COUNTY Greenway Cottages	Mosinee	Commonwealth Development Corp. of America
MILWAUKEE COUNTY Bethesda Cornerstone Village	Milwaukee	Bethesda Cornerstone Village, LLC/Cardinal Capital Management, Inc.
Bronzeville Scattered Sites	Milwaukee	Maures Development Group, LLC/Scott Crawford Financial
Five Points Lofts	Milwaukee	Martin Luther King Economic Development Corp./KG Development Group
River Parkway Apartments & Townhomes Phase II	Wauwatosa	MSP Real Estate, Inc.
Riverworks Workforce Apartments & Food Accelerator	Milwaukee	General Capital Development, LLC/KG Development, LLC
Townhomes at Carver Park	Milwaukee	Housing Authority of the City of Milwaukee
Westlawn Renaissance V	Milwaukee	Housing Authority of the City of Milwaukee
OUTAGAMIE COUNTY Golden Venture Apartments	Kaukauna	Commonwealth Development Corp. of America
SAWYER COUNTY Lac Courte Oreilles Homes VI	Hayward	Lac Courte Oreilles Housing Authority
VILAS COUNTY Forest Edge Apartments	Lac du Flambeau	Cinnaire Solutions Corporation/Lincoln Capital Acquisition/Quasar Development Group

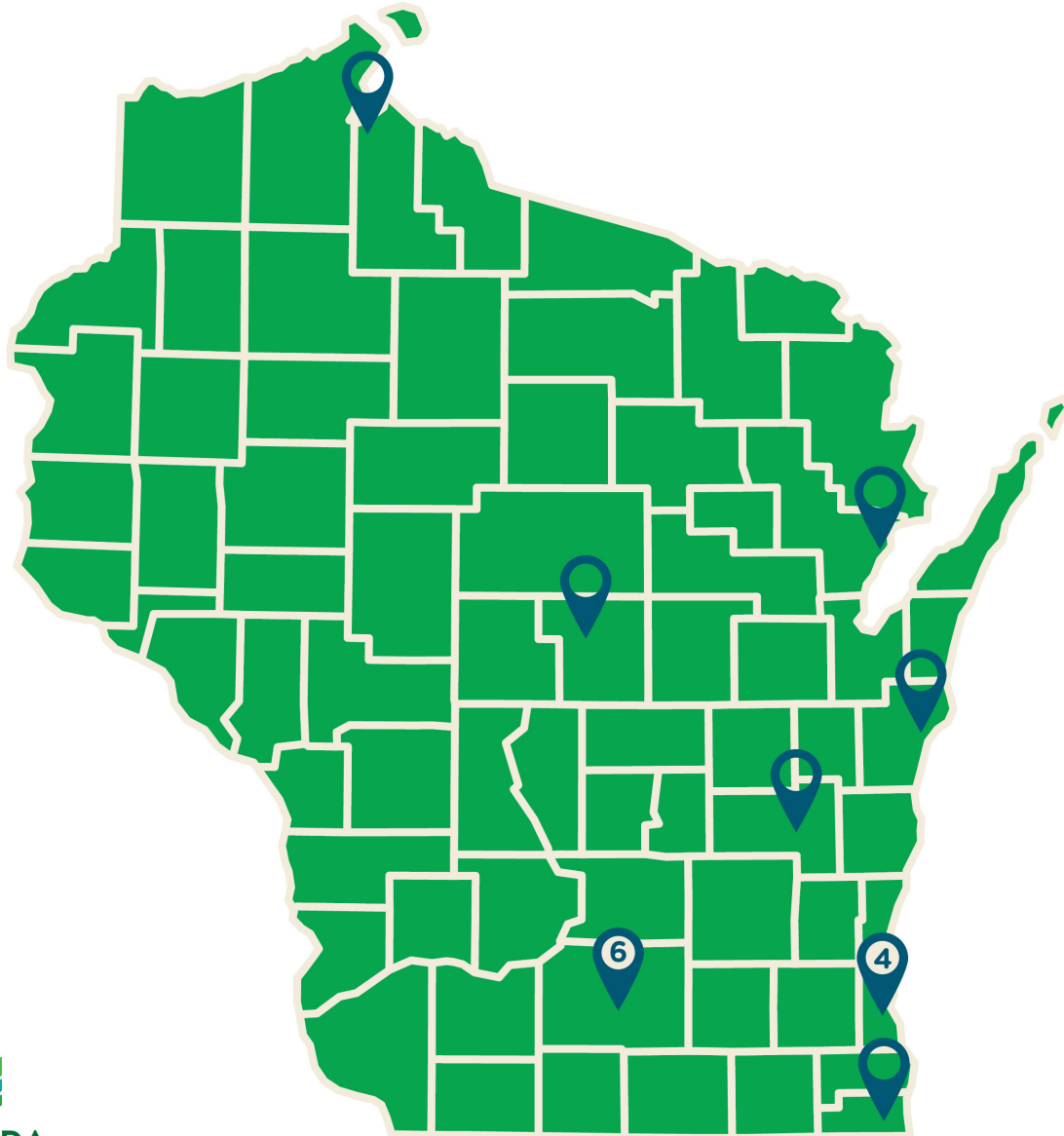
NUMBER APPLICATIONS: 34

NUMBER OF AWARDS: 17

TOTAL UNITS CREATED: 988

TOTAL AFFORDABLE UNITS CREATED: 866

2021 Competitive State and Federal 4% Housing Tax Credit Awards



PROJECT NAME	COMMUNITY	APPLICANT
ASHLAND COUNTY Superior View Cottages	Ashland	Commonwealth Development Corp. of America
DANE COUNTY Avenue Square Apartments Oak Ridge at University Park Pumpkin Patch Lot 1 The Waterford	Madison Madison Sun Prairie McFarland	Alfred G. McConnell/James M Rodgers/Renata Bungler JT Klein Company, Inc./DA Development, LLC Roers Investments, LLC Northpointe Development Corp./DreamLane Real Estate Group
University Park Commons Uno's Madison	Madison Madison	JT Klein Company, Inc./DA Development, LLC Northpointe Development Corp./DreamLane Real Estate Group
FOND DU LAC Brooke Street Lofts	Fond du Lac	Wisconsin Partnership for Housing Development/ Commonwealth Development Corp. of America
KENOSHA COUNTY Kenosha Uptown Lofts	Kenosha	Lutheran Social Services of WI & Upper MI/Gorman & Company, LLC/One 5 Olive, LLC
MANITOWOC COUNTY National Tinsel Lofts	Manitowoc	Evergreen Redevelopment, LLC
MILWAUKEE COUNTY Edison School Apartments	Milwaukee	Lutheran Social Services of WI & Upper MI/Gorman & Company, LLC/Cupid Development, LLC
Michigan Street Commons MLK Library Apartments Westlawn Renaissance VII	Milwaukee Milwaukee Milwaukee	Bear Development, LLC/CDA Housing, Inc./TMCG, Inc. General Capital Development, LLC/Emem Group, LLC Housing Authority of the City of Milwaukee
OCONTO COUNTY Okato Manor	Oconto	Crown Court Properties, Ltd/Rule Enterprises, LLC
PORTAGE COUNTY The Grove Apartments	Stevens Point	General Capital Development/Danna Capital Corp.

NUMBER APPLICATIONS: 20

NUMBER OF RURAL AWARDS: 16

TOTAL UNITS CREATED: 1,355

TOTAL AFFORDABLE UNITS CREATED: 1,334

More information on the 2021
Housing Tax Credit Awards here:
www.wheda.com

Find news release here:
www.wheda.com/Press-Room



QUESTIONS?



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THANK YOU!



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