

DCHI Steering Committee Meeting

October 14, 2021 - 3:00 pm

Zoom Meeting

Meeting Attendees

Ashley Ballweg - NEW Housing Program Specialist with Dane County Housing Access and Affordability; Laurie Horton, Middleton Outreach Ministry; Reuben Sannon, City of Madison; Byron Bishop City of Madison; Jenna Wuthrich, Housing Access and Affordability; Todd Mandel, WPHD; Tim Senman, Village of Waunakee; Bob Wipperfurth, DCCVA, Windsor; Jamie Rybaeczyk Nicole Solheim, Cinnaire; Kaitlin Konyn, and Don Bernards, Baker Tilly; Lorrie Heineman, Madison Development Corp; Kurt Paulsen, UW Madison, City of Middleton; Joyce Frey, City of Fitchburg; Rebecca Giroux, WHEDA; Taylor Raether, Fair Housing WI; Caitlin Shanahan CARPC; Carola Gaines, Quartz Medicaid

Welcome and Introductions

Please also see text copy below for additional information.

Ashely Ballweg - NEW Housing Program Specialist with Dane County Housing Access and Affordability, working on **DaneCore 2.0** is, the new emergency rental assistance program, in conjunction with the City of Madison. The link to the DaneCore 2.0 portal is:

<https://www.danecountyhumanservices.org/Economic-Aid-Healthcare-Housing-and-Jobs/Housing-Access-and-Affordability/Emergency-Rental-Assistance>

Eligible applicants

- Qualify for unemployment
- Experienced a loss in income due to COVID-19
- Experienced financial hardship due to COVID-19

Eligible expenses – upto 18 months of services

- A rent payment that is past due
- A utilities or internet payment that is past due
- An eviction notice
- That you don't have enough income to pay a security deposit or your next rent payment

Your **household income** is less than 80% Area Median Income (AMI):

- Household size of 1: \$55,950/year
- Household size of 2: \$63,950/year
- Household size of 3: \$71,950/year
- Household size of 4: \$79,900/year
- Household size of 5: \$86,300/year

You have a **signed lease**, and have your name as the primary leaseholder (renter). You live in Dane County. We are trying to get the funds distributed to those who need it most, please share DaneCore link/program information widely within your local networks and community groups. (op- feel free to put this link on your organization or municipal website, and/or send

this information to your school district representatives as well, but please not some residents may need help with the internet or filling out the form on the internet).

Laurie Horton, Middleton Outreach Ministry (MOM) we serve Middleton and west Madison with a new housing program, the Connections Program for household or individuals are doubled up, the new case manager for this program is Ebony Brooks - ebonie@momhelps.org, or 608-836-2752, the purpose is to provide doubled up resident/s with their own housing and rental support for six months, MOM continues to provide eviction prevention, financials services, security deposit, food security and other housing stability services; **Todd Mandel**, new Director for WPHD, replacing Nicole Solheim, WPHD provides expert housing consulting assistance, has a down payment and closing cost assistance program, conducts SF, smaller MF and condominium development, and is the NEW grantee for state lead funding **Lead Safe Homes Program** through DHS - if you know of a family or child with an elevated lead blood level for single family and multi-family units, Heather Boggs is the program contact, heatherboggs@wphd.org, please reach out to her; **Jenna Wuthrich** - 2021 Dane County Affordable Housing Fund awards were announced, and helped to create 465 units of affordable housing with seven new awards located in Deforest, Madison, Monona, Middleton, Oregon and Sun Prairie – link to award details: <https://exec.countyofdane.com/PressDetail/10903>, in addition, the HAA Division added Christina Dukes in August to the county Hotels to Housing program; **Tim Senman**, Waunakee, CDA is in process of developing policies for their affordable housing funds for the closing housing of their TIDS so they can be prepared for those closings, looking to Milwaukee and Janesville for process ideas and housing fund policy development, also 123 new housing starts, mostly new Veridian development in comparison to 55 for last year at this time; **Reuben Sannon** announced new initiative for housing for kids who have aged out of the foster care program - stay tuned for more information from Mayors Office; **Kaitlin Konyn** gearing up to help a lot of developers with their WHEDA nine percent tax credit applications; **Don Bernards**, State Neighborhood Investment Fund Grant Program grant, please see link: <https://content.govdelivery.com/accounts/WIGOV/bulletins/2f538df>, also chairs the United Way Housing Fund that gives out loans for \$50,000 - \$100,000 around Dane County for non-profit developers targeting those on the lower income scale of 30% to help end homelessness, also prioritizes 3 bedroom units for families; **Laurie Heinemann**, MDC Workforce Housing Fund (**WHF**) gap financing loans for tax credit and non-tax credit affordable housing developments with a below market interest of rate 4% for non-profit and 4.5% for for-profit developers and higher loan to value terms than traditional lenders, gap financing of \$500,000 - \$2,000,000, 15 year fixed rate, 35-year amortization, loan is subordinate debt behind primary lender but before public sector debt, WHF provides funding to fill the gap for projects that hasn't been filled by traditional lenders or government funding, have loaned 4 projects in 4 cities, 1 non-profit, 3 for-profit, have 244 units financed, 239 completed, 205 units under construction in Waunakee, Mount Horeb, Fitchburg, fund is averaging \$1,000,000,000 loans, projects in Dane County. 11.85 million original amount tranche, 5.5 million left to allocate thru 2023, all projects have land use restriction agreement - income rent restrictions for 15 years WHEDA different than HUD, go to HUDUSER.gov for more info on restrictions when using HOME or CDBG dollars,

pro. Reach out to Laurie Heineman for more information at lorrie@mdcorp.org; **Olivia** screen shared WHEDA's published rent limits for 2021 to give people a sense of what rents we are talking about, but also to let people know where they can be found, and so that they have a reference point for when they are talking to developers working in their community who say rents will be for 30%, 50% or 60%, AND to make clear that the rent limits published by WHEDA include utilities which is an important question to ask when you are talking to your local developers "do the rents you are charging include utilities for each defined AMI group? If the developer says no, the rents may very well not be affordable to the AMI income level resident they are designating, this is especially true for workforce housing developments that are not using tax credits, or may only be using the federal 4%. **Carola Gaines, Community Liaison Manager** – get so much information from these meetings I can share with membership, liaison for Quartz Medicaid members (50,000) in southern/western Wisconsin, 50k due to Medicaid not looking properly at eligibility and those that are not on Medicaid, all going to change at the end of this year when, then returning to income limits only for membership, will change membership for those that need health insurance, housing is a big issue all about affordable housing, so good to hear about all the information and grants that will help people with housing and affordable housing; **Paul Schecter** – got award from American Rescue Plan via county to fund pilot Solar Grant Program, in partnership with Project Home, to put solar panels on four LMI homes, also working with Stoughton and Todd group on several homes, Supervisor Chawla introducing resolution to help fund Voight Farms (65 acre across from Woodmans) development at county board, community has pledged 1.5 million from several hundred residents, city will be supporting as well, Voight Farms vision for a community of the future in addition to affordable housing will be looking to address issues such as food justice, intergenerational wealth, Sunnyside also working on a 92 unit in Stoughton with their CDA 4% LIHTC deal and Home funds and Edgerton project; **Bob Wipperfurth** – recently approved new workforce development of 120 units targeting approximately 80% AMI, for residents such as local school teachers and public works employees, will be mixed income levels and for other residents with the means to pay at various prices, Gephardt development, village not subsidizing the development, developer doing the deal on their own. **Matt Frater** – Two agreements were approved for 2 sites for future homeless services within the city, just approved 5.75 million for 200 which are affordable at 60%, but 250 units upto 80%, about to release Housing Forward RFP for variety of different types of housing and some emphasis on single family missing middle development; **Taylor Raether**, is available for Fair Housing Training if your organization or agency needs it, please reach out at traether@fairhousingwisconsin.com; **Jamie Rybaeczyk** – first time at sitting in to learn about other projects in the area. **Joyce Frey** – approved feasibility study for 10 affordable housing units in rent to own, working on phase 2 Fitchburg now looking for available sites in the north Fish Hatch corridor and bring on a management company and do an RFP, an endowment program so will look to do more in the future for missing middle SH ownership; **Rebecca Giroux** – Sheild in Madison won WHEDA Innovative set aside credits for a 44 studio and 1 BR units supportive housing 11 units for people experiencing homelessness and 22 for domestic violence survivors and others for special needs, developed by Salvation Army, will do another round of Innovative set aside in 2022; WHEDA is hosting first time home buyer webinars, see their website for more information. **Kurt Paulsen**, State Homeowner Assistance

Program for LMI homeowners who are having difficulty paying utilities, mortgage and property taxes, has not been approved yet, it will be run through WISCAP agencies around the state, will let you know when it goes live; **Byron Bishop and Olivia** – Madison EOC will be hosting a new webinar Protecting Community Members from Housing Discrimination in place of December 9th DCHI meeting, introduce new portal they have and how to fill out a complaint and discuss the role your local community organizations play in helping residents to fill out the form or make a complaint, stay tuned for announcement; **Olivia Parry** - RHS RFP will go out on Jan. 1, will contact DCHI subcommittee on RHS for comments, feedback on RFP.

TEXT Notes:

15:13:33 From Ashley Ballweg : <https://www.danecountyhumanservices.org/Economic-Aid-Healthcare-Housing-and-Jobs/Housing-Access-and-Affordability/Emergency-Rental-Assistance>

15:16:57 From Todd Mandel - WPHD : Lead Safe Homes Program @ WPHD:
heatherboggs@wphd.org

15:23:32 From Reuben Sanon : <https://www.cityofmadison.com/news/city-of-madison-briarpatch-and-community-partners-receive-hud-funding-for-homeless-youth>

15:24:36 From Donald N Bernards :
<https://content.govdelivery.com/accounts/WIGOV/bulletins/2f538df>

15:25:03 From Donald N Bernards : Neighborhood Investment Fund program is what I just sent.

15:25:11 From JOYCE FREY : On the webpage they have a link to a webinar.

15:26:27 From Kurt Paulsen : <https://doa.wi.gov/Pages/LocalGovtsGrants/Homeowner-Assistance.aspx>

15:26:45 From Kurt Paulsen : That link is for Wisconsin Homeowner Assistance Fund

15:36:52 From Rebecca Giroux : <https://www.wheda.com/developers-and-property-managers/tax-credits/htc/allocating/2021/2021-program> scroll to the bottom for links to current rent tables

15:47:57 From Taylor Raether : traether@fairhousingwisconsin.com

16:00:26 From Kurt Paulsen : Sun Prairie's Housing Strategy Committee will receive the report and recommendations from the consultant next week, October 21st. They've done a lot of community engagement and outreach. The city's CDA is the lead agency.

16:03:33 From Lorrie Heinemann, MDC : Would love to have the Impact fees fact sheet.