

# *Department of Administration*

## *Bureau of Housing*

### *July 2024 Updates*

#### **WERA (Wisconsin Emergency Rental Assistance) Program**

WERA ended as of December 31, 2023. Housing Stability case management services will be funded outside of entitlement areas through Sept. 30, 2025.

Total Rent Assistance (WERA) distributed: **\$269,205,324.22**. This covered 68 Wisconsin counties excluding Brown, Dane, Milwaukee and Waukesha.

Total Households: **66,914**

Total Persons: **164,411** (There was some duplication of households and persons between WERA 1 and WERA 2)

**64%** HH were 0 to ≤ 30% AMI; **22%** HH were > 30% and ≤ 50% AMI; **14%** HH were > 50% and ≤ 80% AMI.

#### **Veteran's Rental Assistance Program**

Energy Services, Inc. started providing rent assistance to eligible veterans starting in October 2021 and the program ended in February 2024. \$2,700,000 was provided in direct assistance to 660 households across Wisconsin.

#### **Wisconsin Eviction Data Project**

<https://doa.wi.gov/Pages/Wisconsin-Eviction-Data-Project.aspx>

The Wisconsin Eviction Data Project is produced by the [Interagency Council on Homelessness](#) to track, on a monthly basis, the number of eviction filings and judgements for eviction in all 72 counties in the state to track the state's housing economy, the efficacy of homelessness prevention programs, and to inform the public on housing policy needs throughout Wisconsin.

#### **HOME ARP Program**

The American Rescue Plan Act of 2021 appropriated \$5 billion to provide housing, services, and shelter to individuals experiencing homeless and other vulnerable populations, to be allocated by formula to jurisdictions that qualified for HOME Investment Partnerships Program allocations in Fiscal Year 2021. DEHCR received \$41,859,563 in funding. HOME-ARP Supportive Service Applications were awarded May 1, 2024, and another competitive application will be available in the spring of 2025. HOME-ARP Rental Housing Development and Nonprofit Operating and Capacity Building Applications are being accepted on a rolling basis. All program applications and related materials are available on DEHCR's [HOME-ARP webpage](#).

### **CARES ESG-CV Funds**

ESG-CV provided \$3.7 million in shelter renovation funding to 25 shelters across the state; projects included items like new HVAC systems, window/flooring/roof replacements, accessibility upgrades, and shelter expansion.

In total, ESG-CV provided over \$32 million of funding to 107 agencies to operate 193 projects. This can be compared to a typical year of ESG funding, which in 2023-24, funded 95 agencies for 124 projects. The program is now closed with all funds expended.

## **BUREAU OF HOUSING UPDATES**

### **HOME Homebuyer and Rehabilitation (HHR)**

Provides direct assistance for acquisition, rehabilitation, or new construction. Funds are awarded through a biennial funding cycle.

- HHR 2023 contracts go to December 2024. All activities must be completed by the end of the year.
- HHR 2024 contracts started 7/1/24 and go on to December 2025. Activities can now be setup
- Next year, contract applications will be submitted for the HHR 2025 and 2026 contracts.

### **Housing Cost Reduction Initiative (HCRI)**

State funds set aside to assist with acquisition and foreclosure prevention. These funds are awarded on a biennial competition basis.

- DEHCR awarded \$2.6 million in HCRI funds for the 2023-2025 biennium with contracts in July 2023. Performance period for HCRI contracts run from July 1, 2023 to September 30, 2025.

### **HOME Rental Housing Development (RHD)**

Rental Housing Development (RHD) Program is designed to assist affordable housing development opportunities for persons at or below 60% County Median Income (CMI), with the goal to serve primarily Low or Extremely Low-income households within the HOME assisted units.

- Applications are accepted via DEHCR's website for Community Housing Development Organizations (CHDO), Non-Profit and For-Profit Developers
- HOME RHD funds may be compatible with other funds such as Housing Trust Funds, Low Income Housing Tax Credits or HOME ARP
- Up to \$1 Million per award, subject to funds availability

### **Emergency Solutions Grant (ESG)/Housing Assistance Program (HAP)/Homelessness Prevention Program (HPP) (EHH)**

The ESG federal funds are to assist with rapid re-housing, homelessness prevention, emergency shelter and street outreach. The Housing Assistance Program is a state program to assist for housing, support services and administrative costs to facilitate the movement of homeless individuals and families to independent living. Homeless Prevention Program is a state program used for rapid re-housing and homelessness prevention.

- Contracts for the 2023-2024 grant cycle were executed in September 2023. Twenty-five grantees across the state received a total of \$5,751,107 in funding (\$3,311,975 ESG / \$1,539,132 HPP / \$900,000 HAP). The performance period is October 1, 2023 to September 30, 2024.
- The 2024-2025 grant cycle will award \$6,286,653 in funding (\$3,400,153 ESG / \$1,515,000 HPP / \$1,371,500 HAP). Applications were due on 7/22/24. Contracts will be executed in the coming months and will have a performance period of October 1, 2024 to September 30, 2025.

For FY 7/1/22 to 6/30/23 EHH projects served 13,726 clients, which included:

- 393 veterans
- 965 unaccompanied youth
- 2,938 survivors of domestic violence

### **Homeless Case Management Services Grant (HCMS)**

This program supports intensive case management for families living in shelters and motels, through motel voucher programs. The case management provided focuses on financial management, employment, ensuring school continuation for children, and enrolling unemployed or underemployed parents in W-2 or Food Share Employment and Training. **Over the past program year over 900 individuals have been assisted, including over 525 children.**

- 10 grantees were awarded \$50,000 each for the 2024-05 grant cycle
- Applications for the 2025-2026 cycle will likely open in March 2024. Timing is subject to change.

### **Employment Grant (EG)**

This grant provides one \$75,000 award each year to a municipality (county, city, village, or town), or a federally recognized tribal governing body. Funds can be used to provide programming connecting people experiencing homelessness to permanent employment. Eligible costs include participants' wages/stipends, as well as operational and administrative expenses. Preference is given to applicants who will partner with an agency to provide supportive services to participants. **Over the past three years, the award has been used to provide 10-14 individuals each year stipends while they participate in job training programs.**

- The 2024 grant was awarded to the City of Madison.
- Applications for the 2025 grant are expected to open Fall 2024.

### **Recovery Voucher Grant Program (RV)**

This program provides an option for individuals (and their families) experiencing homelessness who have also been diagnosed with an opioid use disorder (OUD) or who have been receiving treatment for OUD within the past 12-months to be housed in Department of Health Services' recognized recovery residences. **Last year, the RV program helped over 175 clients stay in recovery residences with a 4-month average length of stay. This year, over 125 clients have been helped to date.**

- 7 grantees received awards totaling \$759,800 for 2024.
- Applications for 2025 will likely open Fall 2024.

### **Tenant Based Rental Assistance (TBRA)**

The TBRA program provides security deposits and rental assistance, up to 24 months, to individuals and families at or below 60% County Median Income (CMI) who are homeless or at risk of homelessness.

- DEHCR approved 14 TBRA grantee awards for the 2023-2025 application period, totaling \$6.4 million.
  - Of the 14 TBRA grantees for the 2023-2025 TBRA contract period, two of them are new grantees: Southwest CAP and Western Dairyland EOC.
  - **From July 1, 2023 to June 30, 2024:**
    - **Number of Households Served: 708**
    - **Number of Clients Served: 1,790**
- **DEHCR approved 11 TBRA grantee awards for the 2024-2025 application period. Final awards are still being calculated at this time.**

### **State Shelter Subsidy Grant (SSSG)**

The SSSG program assists individuals and families who are experiencing homelessness by awarding state grants to eligible agencies that provide emergency shelter and supportive services. SSSG funding is awarded based on shelter nights, eligibility requirements, and minimum and maximum amounts set by state statutes and administrative code. Funding can be utilized for most shelter operation costs such as salaries and utilities.

- **For 2024, 47 applicants received awards totaling \$1,613,600.**
  - **As of June 30<sup>th</sup>:**
    - **Number of Clients Served: 4,657**
    - **Number of Shelter Nights Provided: 229,066**

### **Critical Assistance (CA)**

The Critical Assistance (CA) program provides homeless prevention assistance to individuals and families who are at or below 60% County Median Income (CMI), at risk of homelessness and who reside in areas that other homeless prevention resources are exhausted or not available. CA funds can provide a one-time only payment towards the following items: security deposits, rental payments, mortgage payments, utility payments and tax arrearages.

- **For the 2023-2024 grant period, Foundation for Rural Housing assisted over 400 households in preventing them from becoming homeless.**
- **For the 2024-2025 grant period, Foundation for Rural Housing received \$282,800 in CA renewal funding to provide services in the Wisconsin Balance of State area.**

### **Housing Opportunities for Persons with AIDS (HOPWA)**

The state of Wisconsin receives HOPWA funding based on a formula developed by the U.S. Department of Housing and Urban Development's (HUD) federal HOPWA program. The HOPWA program provides housing assistance and supportive services to low-income persons and their families living with HIV/AIDS. HOPWA funds can be utilized for housing assistance activities such as tenant-based rental assistance (TBRA), short-term rent, mortgage, and utility (STRMU) assistance, or permanent housing placement (PHP) assistance. HOPWA funds may also be used for supportive services and housing information services either in conjunction with or separately from housing assistance.

- For the 2023-2024 grant period, Vivent Health was awarded \$1,053,487 in HOPWA funding. Vivent Health approximates providing STRMU assistance to 110 households, TBRA to 30 households, housing information services to 140 households, and supportive services inclusive of PHP assistance to 160 persons.
- Over the past year, 165 households (241 individuals) were supported. All households received supportive services, and 139 households received housing assistance. Of the 139 households, 39 received permanent housing placement (PHP; assists with removing barriers to allow households to move into permanent housing), 101 received short-term rental, mortgage and utility assistance (STRMU), and 20 received tenant-based rental assistance (TBRA). The support from the HOPWA program led to better health outcomes and longer life expectancy for the individuals served.
- The application for the 2024-2025 grant period will be issued early Fall 2024.

### **Fair Housing Contract**

DEHCR contracts with an outside agency to provide fair housing assistance and information statewide. To be an eligible Fair Housing applicant, the contractor must meet the following mandatory qualifications: experience in fair housing complaint investigations and follow-up; experience in fair housing training and outreach; a toll-free telephone number; in-person office location(s) and a website to assist individuals who believe they have experienced illegal housing discrimination.

Fair Housing services include providing fair housing information statewide; counseling Wisconsin residents on fair housing law; making fair housing complaint intake and investigation available to persons who believe they have experienced discrimination; and conducting fair housing testing. By offering these services, the Division meets various state and federal fair housing requirements.

- For 2023-2024 contract period, Metropolitan Milwaukee Fair Housing Council was awarded \$62,150 in Fair Housing renewal funding to provide these services statewide under the terms of the 2022 request for purchasing authority process.
  - As of March 2024:
    - Number of Fair Housing Complaints Received: 104
    - Number of Fair Housing Clients Served: 191
    - Number of Fair Housing Tests Conducted: 27

For more information of the Department of Administration programs, visit the website at <https://energyandhousing.wi.gov/Pages/Home.aspx>.