

From: Lisa Jossart, Senior Director, Economic Development
Sent: Tuesday, April 9, 2024 4:00 PM
Subject: Request to share with our municipal partners
Importance: High

Good afternoon municipal partners,

We are sharing the below message and ask on behalf of Mayor Genrich, Mayor Boyd and our County Executive Troy Streckenbach;

WHEDA is in the process of soliciting input on their Qualified Allocation Plan, which is the way they score affordable housing developments and allocate Low-Income Housing Tax Credits throughout Wisconsin. The mayors of the cities of Green Bay and De Pere and the Brown County Executive have signed the attached letter, which encourages WHEDA to create a more geographically flexible scoring system to increase the number of eligible sites within the county and state. They are encouraging additional signatories from this group. Please take a look and feel free to send any questions to Mayor Eric Genrich.

Thank you for your support!

Lisa Jossart
Senior Director, Economic Development
Greater Green Bay Chamber
920.496.2108 office | 920.621.9669 cell



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[Date]

Wisconsin Housing and Economic Development Authority (WHEDA)
P.O. Box 1728
Madison, WI 53701-1728

Dear WHEDA Leadership and Representatives,

As local government leaders in Greater Green Bay, we are writing to propose vital revisions to the current approach regarding the allocation of Low-Income Housing Tax Credits (LIHTCs) and the planning of the 2025-2026 Qualified Allocation Plan (QAP).

We truly acknowledge and appreciate WHEDA's commitment to the development of high-quality affordable housing across the state of Wisconsin. In the interest of enhancing that work we recognize a critical need for improvement in the allocation methodology of LIHTCs and the scoring of WHEDA Tax Credit applications, specifically concerning the emphasis on development within "Qualified Census Tracts" (QCTs). This current focus not only perpetuates the concentration of low-income housing within specific areas, but also restricts the development of accessible affordable housing due to the constrained availability of land within QCTs and the diminished consideration from developers for non-QCT sites.

To address these challenges, we propose the following:

1. Eliminate or significantly reduce the QCT criterion from the LIHTC allocation formula and the QAP scoring process.
2. Implement a new framework prioritizing community-wide poverty rates and the quantifiable need for affordable housing in given communities, ensuring a more equitable distribution of low-income housing throughout all neighborhoods.
3. Encourage development in all areas to foster income diversity and socioeconomic integration, benefiting both low-income families and the broader community.

By adopting these recommendations, WHEDA can help de-concentrate poverty, support socioeconomic integration, and facilitate the development of high-quality, accessible affordable housing in all communities in the state.

We are eager to discuss these proposals further and collaborate on positive changes to the QAP. Thank you for your consideration and for your continued support of affordable housing in Wisconsin.

Sincerely,

Eric Genrich
Mayor of Green Bay

James Boyd
Mayor of De Pere

Troy Streckenbach
Brown County Executive