

January Doubled Up Committee

January 23rd, 3pm-Zoom

<https://us02web.zoom.us/j/88532600574?pwd=V3dPZkpZVkaSTVaSUFEQ29pYW5Ez09>

Meeting ID: 885 3260 0574

Passcode: 179547

Attendance: Claire Bergman, Torrie Kopp Mueller, Taylor Rozmal, Emily Daniels, Nicole Verhagen, Andrea While, Joneisha Prescott, Lisa Hemauer, Tiara S. Alicia, Tamaha, Andrea, Marilyn Janie Reibe, Emily Gebheim, Kimi W, Brandi, Takisha Jordan, Jennifer Pryor, Virginia, Bridget Rogers

1. Update on DUW Pilot: **Johneisha**

The portal was supposed to open at the end of January. There have been some issues with the system, so there will be approximately a 30-45 day delay. The program will still begin on time through paper applications. This should not impact partner participation (Urban Triage and WayForward). There are other methods of meeting with clients. Referral partners have been selected based on their previous work with the doubled up population and connection to the programs piloting the program. Referral partners will be announced soon through the HSC once partners have confirmed their participation and determined it to be a good fit. Referral partners will hear from the county today if they are being asked to be a referral partner. Referral partner's can complete the application and assessment and enter that themselves.

2. Doubled-up Community Plan: **Johneisha**

-what things are we looking to see in the community plan

A community plan draft has been created and asked for review of the committee. Five goals: educate and empower the community of racial disparities, increase housing programs in Dane County, increase resources and funding, coordinate the homeless response system, and expand the outreach of community providers. After the feedback is reviewed, the committee will then send out the plan via the HSC listserv for review. Homelessness in the plan does include doubled up within the definition. There is a meeting tomorrow, 1/24 and Friday 1/26.

3. Representation for Doubled up Singles: **Jani**

If you add people to your household, it does impact your voucher in terms of income. Vouchers often do not allow for long term guests. Or if you apply for a subsidy and multiple adults show up as residing at that location, they may be considered part of your income if not listed on the lease.

YHDP-Youth Homeless Demonstration Program is beginning to support ages 17.5-24. They do take singles who are Doubled Up - must meet at-risk of homelessness according to HUD (Category 2)

Homeless counts that came out last week via the HSC. The portal has a way to track singles to help determine need. In March, the County will be asking local organizations to voluntarily track doubled up families to continue to demonstrate the need. The goal is to continue to build data systems to track doubled up populations.

Can't think of a specific agency that focuses on doubled-up singles, but street outreach may be a good partner to bring to these meetings as they do work with singles who may be doubled-up. Catalyst for Change? Orchestra X?

4. Newsletter Ideas: **Drea**

Highlighting the programs that are being piloted, updates on policy/regulations from HUD and DU homelessness, updates from the group and our work. Words from landlords about their processing and thinking around leniency and support of individuals and families coming out of homelessness.

Highlighting landlords that are making strides to support families coming out of homelessness or experiencing homelessness. The apartment association said that apartments would not want a seal of approval showing that they are housing first approved. Takisha and Andrea are interested in exploring this idea more. Putting Housing First back at the forefront of housing. Should there be a criteria for this created that helps navigate this process?

5. Section 42- What's working and possible improvements: **Janie Riebe**

Janie, Marilyn, and Janie are working on updating the [Less Expensive Housing Options List](#)

Janie's thoughts and research:

Regarding Section 42. After many, many failed attempts to speak with someone at WHEDA about Section 42, I finally was able to actually speak with someone there shortly after Thanksgiving. What I wanted to know from them was what people like us (Doubled Up members and other affordable housing advocates) can do to express our experiences with Section 42 to make it work better for the people we (you) work with. I was told that we can provide input on how Section 42 is working or not working for our consumers anytime. And at some point this year they will be holding listening sessions as they prepare to develop their next Qualified Allocation Plan.

They made some changes in their last Qualified Allocation Plan. I was told that WHEDA's "2024 Qualified Allocation Plan includes incentives for developers to focus on the lower end of the scale and account for families at the 30% end as well as incentives for developing 2-bed+ units at 30% - 50% County Median Income. These incentives in and of themselves should serve to house more of the group that we work with. I know that I have heard Housing Support Staff who attend Doubled Up meetings express challenges with helping consumers get into Section 42 units or consumers being able to afford to live in Section 42 properties.

Anyway, I was hoping to get some concrete examples of like you said, "what's working and what's not working" for our consumers related to Section 42. I have thoughts about what I would like to include in my statement, but it would be greatly improved with input from Doubled Up Workgroup members.

Since it's you and your co-chair's first meeting, you might want to postpone this topic to a later date, though I will need to submit my statement soon since it has been a while since I spoke with the WHEDA representative.

VI. 2024 PUBLIC REVIEW PROCESS FOR THE QUALIFIED ALLOCATION PLAN WHEDA will convene public hearings to receive oral and/or written comments regarding this Plan. After the hearings, the Plan will be presented to the Governor of the State of Wisconsin for approval. I was told that I will be informed of when these listening sessions are scheduled.

2024 Scoring Categories

Detailed scoring criteria, instructions and tie-breakers are located within the Credit application itself on <http://www.wheda.com>.

Scoring Category Max Points

1. Lower-Income Areas 5
2. Energy Efficiency and Sustainability 25
3. Mixed-Income Incentive 12
4. Serves Large Families (Three-bedroom or larger units) 5
5. Serves Lowest-Income Residents 63
6. Supportive Housing 15
7. Veterans Housing 5
8. Rehab/Neighborhood Stabilization 25
9. Universal Design 18
10. Financial Leverage 36
11. Eventual Tenant Ownership 3
12. Project Team 8
13. Areas of Economic Opportunity 28
14. Rural Areas Without Recent HTC Awards 8
15. Workforce Housing Communities 12
16. Community Service Facilities 5

Some of my thoughts: The Minnesota Qualified Allocation Plan allows for categories specific to challenges that large cities like Madison and Milwaukee are facing. WHEDA does not do that. In Minnesota in their Metropolitan categories, they target homeless and projects that provide single room occupancy, efficiencies, and 1- bedroom units with rents affordable to households whose income does not exceed 30% Median Income. There is no category in the WHEDA list for homeless. Minnesota also targets large family housing. It seems for the Dane County area, the "Serves Large Families" category could be scored higher. I also wonder about the high score for projects that "serve lowest-income residents," because they only raised this score 3 points

from the last time and yet they say they are offering incentives for developers proposing to rent to more families at 30% County Median Income.

Additional Notes and Discussion

- Looking ways to engage the city and county alongside WHEDA
- Investing in tenant ownership further - not enough rental units because those who are on the cusp of homeownership are out of reach for them so they are stuck in rentals.
- Increasing the number of funders and diversifying funders to join discussions like this.
- Here is the list Janie is referencing in case you aren't familiar with it:
https://www.danecountyhomeless.org/_files/ugd/73dee7_eb6b43b04f8c4ce0b02e8e6995b24177.pdf
- WHEDAs current plan:
<https://www.wheda.com/globalassets/documents/tax-credits/htc/2023/qap-final-2023-24.pdf>
 - Page 4 lists the objectives created from some of the listening sessions
- WHEDA talks about connecting with the CoC leads to get input on the QAP, but they do not do this in a timely fashion. They either never reach out or ask for feedback the day before it is due.
- The City recently made some requirements regarding Tenant Selection Plans for the supportive housing units. They put restrictions on denials for criminal background and some other things. Don't have the details off hand. The city won't see the impact of this because it takes years for the projects to actually open up.

Next meeting February 27th, 2024, 3pm