

# 2021 Housing Tax Credit Announcement





WHEDA



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# 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.



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NO PARKING  
2 AM  
6 AM

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

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% 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

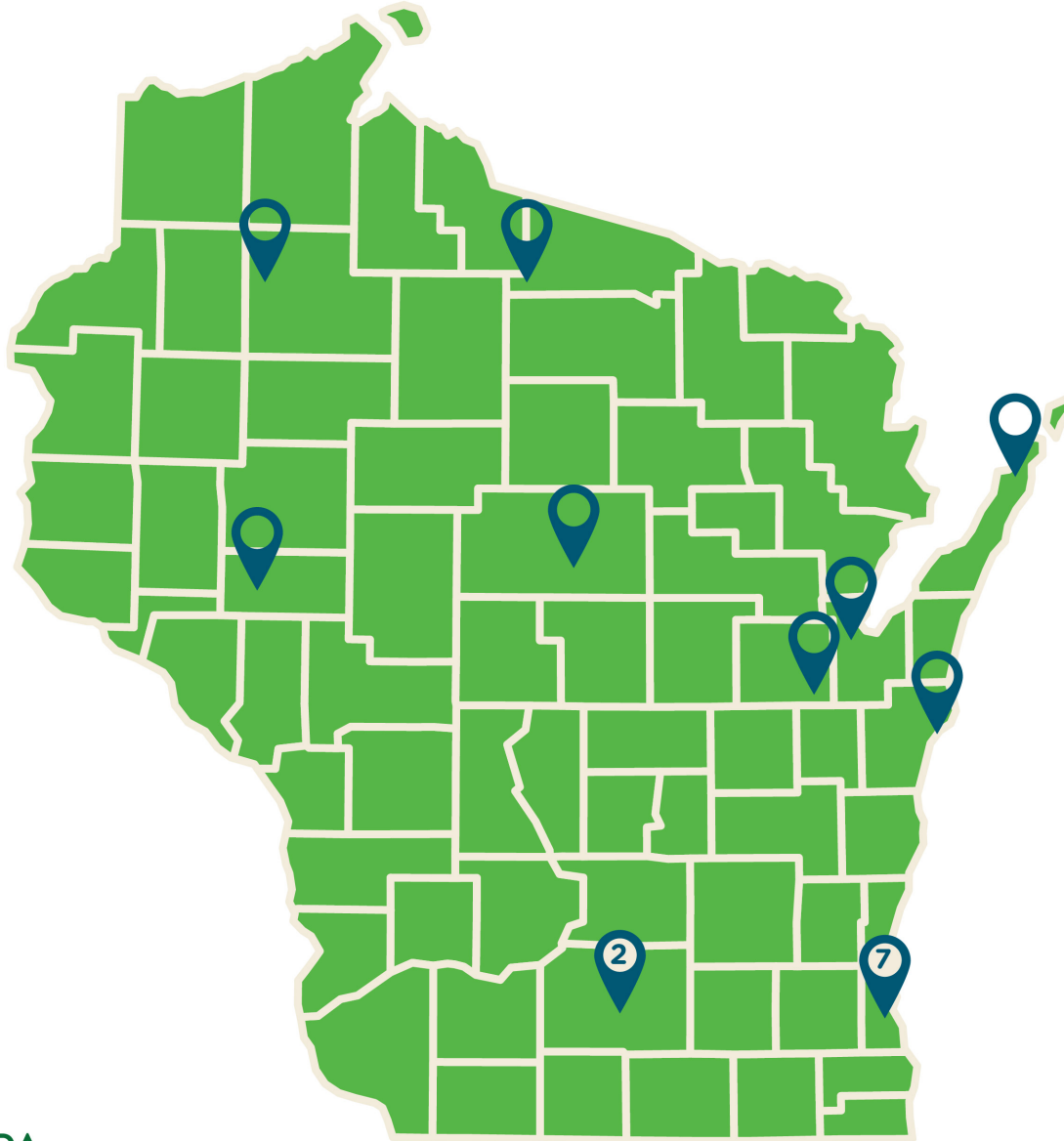
Total number of supportive housing units: 106

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
<b>BROWN COUNTY</b> Berkshire - Ashwaubenon	Ashwaubenon	General Capital Development, LLC/Danna Capital Corp.
<b>DANE COUNTY</b> 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.
<b>DOOR COUNTY</b> The Shoals	Sister Bay	Crown Court Properties, LTD/Mosaic Development, LLC/ Cross Management Services, Inc.
<b>EAU CLAIRE COUNTY</b> Prairie Heights Residences, LLC	Eau Claire	West Cap
<b>MANITOWOC COUNTY</b> West River Lofts	Two Rivers	Maures Development, LLC/Scott Crawford, Inc.
<b>MARATHON COUNTY</b> Greenway Cottages	Mosinee	Commonwealth Development Corp. of America
<b>MILWAUKEE COUNTY</b> 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
<b>OUTAGAMIE COUNTY</b> Golden Venture Apartments	Kaukauna	Commonwealth Development Corp. of America
<b>SAWYER COUNTY</b> Lac Courte Oreilles Homes VI	Hayward	Lac Courte Oreilles Housing Authority
<b>VILAS COUNTY</b> Forest Edge Apartments	Lac du Flambeau	Cinnaire Solutions Corporation/Lincoln Capital Acquisition/Quasar Development Group

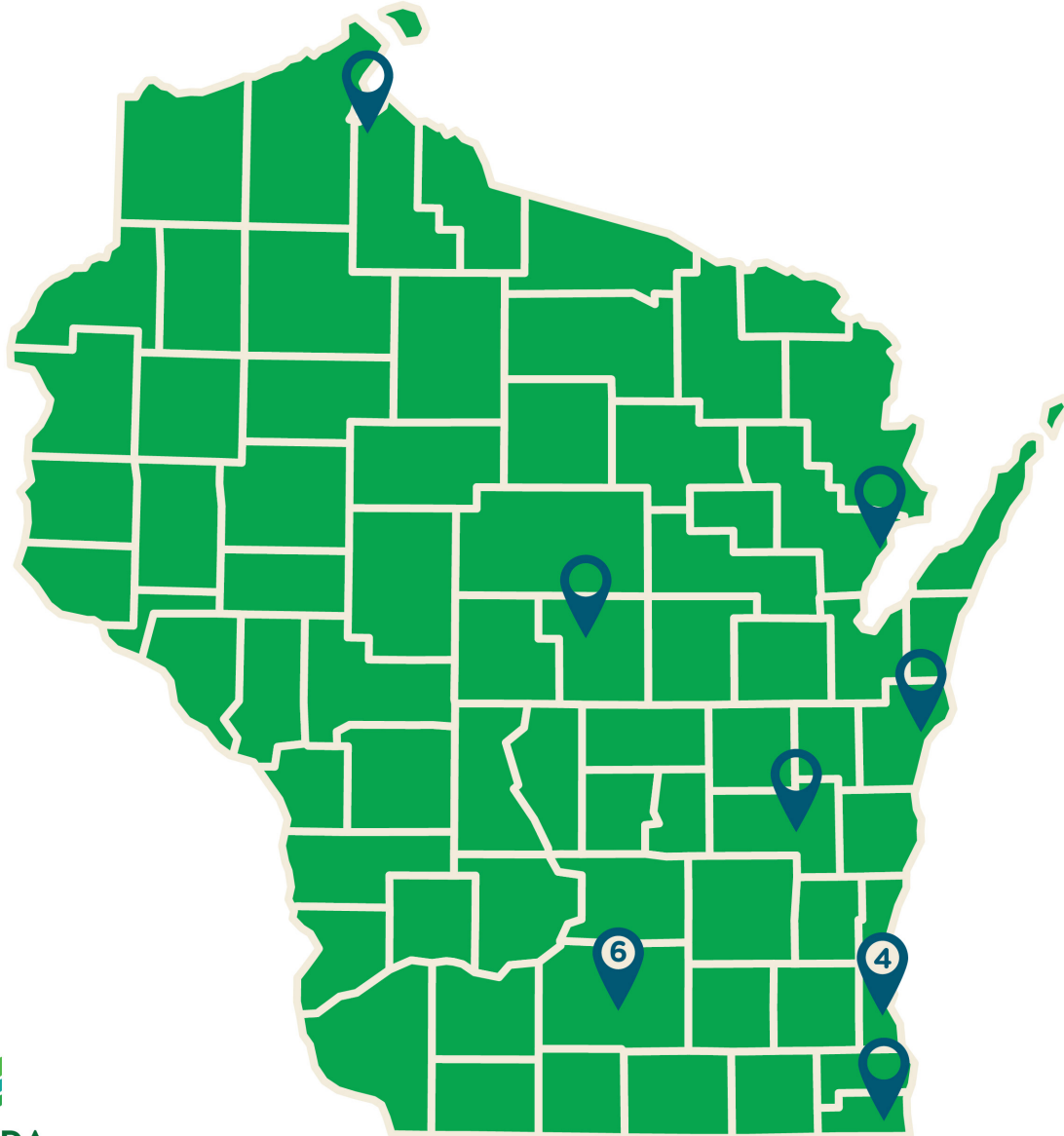
**NUMBER APPLICATIONS: 34**

**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
<b>ASHLAND COUNTY</b> Superior View Cottages	Ashland	Commonwealth Development Corp. of America
<b>DANE COUNTY</b> 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 Bunger 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
<b>FOND DU LAC</b> Brooke Street Lofts	Fond du Lac	Wisconsin Partnership for Housing Development/ Commonwealth Development Corp. of America
<b>KENOSHA COUNTY</b> Kenosha Uptown Lofts	Kenosha	Lutheran Social Services of WI & Upper MI/Gorman & Company, LLC/One 5 Olive, LLC
<b>MANITOWOC COUNTY</b> National Tinsel Lofts	Manitowoc	Evergreen Redevelopment, LLC
<b>MILWAUKEE COUNTY</b> 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
<b>OCONTO COUNTY</b> Okato Manor	Oconto	Crown Court Properties, Ltd/Rule Enterprises, LLC
<b>PORTAGE COUNTY</b> 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**

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More information on the 2021  
Housing Tax Credit Awards here:  
[www.wheda.com](http://www.wheda.com)

Find news release here:  
[www.wheda.com/Press-Room](http://www.wheda.com/Press-Room)





QUESTIONS?



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**THANK YOU!**



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