

THE WHEDA FOUNDATION, INC.
2011 Housing Grant Program Competition

Request for Proposals

Introduction

The WHEDA Foundation, Inc. (WHEDA Foundation) and the Wisconsin Housing and Economic Development Authority (Authority) announce the availability of funds totaling \$500,000 through the 2011 Housing Grant Program Competition. The program's mission is to assist in the improvement of the state's housing for the following special-needs populations: homeless persons, runaways, alcohol or drug dependent persons, persons in need of protective services, domestic abuse victims, developmentally disabled persons, low-income or frail elderly persons, chronically mentally ill persons, physically impaired or disabled persons, people living with HIV disease, and individuals or families who do not have access to traditional or permanent housing.

Background

The Authority is a public body, corporate and politic, created by state law to finance programs which meet the housing needs of low and moderate income Wisconsin residents and encourage economic development and job creation. The Authority is wholly self-supporting from program revenues and earnings on its investments.

In 1983, the Authority established The WHEDA Foundation, Inc. This organization is responsible for receiving and administering housing grant funds on behalf of the Authority.

Grant Program Categories

WHEDA Foundation grant awards will be made in the following competitive grant program:

Persons-in-Crisis Housing Program Fund: \$500,000 to support the development or improvement of emergency, transitional, or permanent housing facilities for low-income persons with special needs (see page 4 for details). This fund will support two separate competitions: emergency/transitional housing category, and permanent housing category.

For flexibility in awarding grants to the "best of the best", review teams will be able to allocate more or less than 50% of the pool to each category depending on the quality of applications. However, no category will be allocated less than 25% or more than 75% of the total available pool.

Applicant and Project Eligibility

Grant recipients that received **three** consecutive funding awards through the WHEDA Foundation 2008, 2009 and 2010 housing grant competitions are not eligible to apply for the 2011 WHEDA Foundation housing grants program.

Eligible grant applicants include the following: nonprofit organizations or cooperatives organized under Chapters 181, 185, or 187 of the Wisconsin Statutes at the time of grant application submission; community development, redevelopment and housing authorities; and local units of government, including Native American tribal authorities.

Application Review, Evaluation and Selection

Complete eligible applications will receive an initial screening by Authority staff before undergoing an evaluation on a competitive basis by a team of reviewers. Applications will be reviewed according to, but not limited to, the following criteria: need, implementation, impact and budget.

The Members of the Authority will make final housing grant award decisions. In making their selections, the Members reserve the right to make grant awards that provide for a distribution of funds among potential sponsors, a variety of project types, and geographic areas of the state. Grant award amounts may differ from original application requests. An applicant's participation and performance in prior WHEDA Foundation grant programs may be considered as a factor in the selection of grant awards.

Each applicant whose proposal is reviewed by the Authority will receive written notice on or about August 18, 2011 of the approval or rejection of the application.

Other Considerations

The Authority and WHEDA Foundation reserve the right to amend, modify or withdraw the Request for Proposals and any of the grant program instructions or procedures contained herein and may exercise such right at any time and without notice and without liability to any applicant or other parties for their expenses incurred in the preparation of a proposal or otherwise.

The Authority and WHEDA Foundation reserve the right to announce the award winners and to publish information about those projects selected. All material submitted remains the property of the Authority and WHEDA Foundation and will not be returned to the applicant.

Acceptance of any Grant funds by Applicant shall be conclusive evidence of its agreement to use the Grant solely for the purposes stated in the Application; reporting requirements; record-keeping requirements; compliance with all applicable federal, state, and local laws; and other terms and conditions specified at Page 7 of the 2011 Housing Grant Program Application Form.

In fairness to all applicants, the Authority and the WHEDA Foundation staff cannot provide direct guidance in completing the prescribed Application Package. However, staff will answer questions tending to explain or clarify this Request for Proposals and the Application.

For assistance, applicants should contact

Heidi Gordon (608)266-0389
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P. O. Box 1728
Madison, WI 53701-1728
800-334-6873 (toll free)
800-943-9430 (TTY)

Persons-in-Crisis Housing Program Fund

An amount, up to \$500,000, has been allocated to the Persons-In-Crisis Housing Program Fund. This allocation will support two separate competitions: 1) emergency shelter and transitional housing facilities, and 2) permanent housing facilities. To provide for flexibility in awarding grants to the "best of the best," review teams will be able to allocate more or less than 50% of the pool to each category depending on the quality of applications. However, no category will be allocated less than 25% or more than 75% of the total pool.

Emergency shelter/transitional housing facilities are defined as housing serving households who will reside in the facility **up to** 24 months. Permanent housing facilities are defined as housing serving households who will reside in the facility for a period **greater than** 24 months.

Examples of types of projects that can be supported through the Persons-In-Crisis Housing Program Fund include, but are not limited to the following: emergency shelter facilities, halfway houses, community based residential facilities, group homes, congregate living facilities, sheltered or shared living apartments, independent apartments, housing cooperatives, boarding rooms, single room occupancy units, transitional housing facilities, and retirement centers.

Examples of the target populations to be addressed are: homeless persons, runaways, alcohol or drug dependent persons, persons in need of protective services, domestic abuse victims, developmentally disabled persons, low-income elderly or frail elderly persons, chronically mentally ill persons, physically impaired or disabled persons, people living with HIV disease and/or individuals/families who do not have access to traditional or permanent housing.

Frail elderly is defined as persons age 60 or over who have one or more chronic health conditions and need at least some assistance with daily activities. Low-income elderly is defined as persons age 60 or over with incomes that do not exceed 80 percent of county median income as adjusted for household size.

Examples of eligible grant fund uses include:

- > New construction, building acquisition, rehabilitation, handicapped accessibility improvements, conversion of or additions to buildings or units.
- > Site acquisition and other development activities.

WHEDA Foundation grant funds cannot be used for market or feasibility studies, nursing homes, ongoing project operating costs, down payment assistance, housing-related supportive services, vehicles, and/or transportation services.

Emphasis is placed on projects with the greatest potential for creating or improving affordable housing or shelter opportunities for the target groups. Projects that show evidence of financial viability through sufficient funding commitments and describe the applicant's ability to proceed competently and promptly toward completion of the proposed project are encouraged. Projects should show that appropriate resident support services are available where applicable.