



# WHEDA Annual Report



Fiscal Year 2024 - 2025

WHEDA works to transform lives, neighborhoods, and communities across Wisconsin. From financing affordable rental housing to empowering new homebuyers to helping small businesses grow—our goal is to make real, positive changes and ensure all people in Wisconsin have an affordable place to call home.



### **Our Mission:**

We help Wisconsin thrive by expanding access to affordable housing choices.



### **Our Vision:**

All people in Wisconsin have an affordable place to call home.



### **Our Strategic Priorities:**

We put people first.

We do what only we were created to do.

We protect housing as a core human need.



Learn about  
The Derby  
Apartments  
in Madison  
financed by  
WHEDA.



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# MESSAGE FROM THE GOVERNOR

The following text was transcribed from a video address by Governor Evers. Scan the QR code to watch the video.



I declared 2025 the Year of the Kid in Wisconsin because I've always believed what's best for our kids is what's best for our state, and expanding access to safe, stable, and affordable housing is a key part of our work to support kids and families, strengthen our communities, and grow our state's workforce.

Affordable housing connects the dots to make sure our kids can bring their best selves to the classroom, families have stability, and that we can recruit and retain talented workers to help address Wisconsin's generational workforce challenges.

My administration and I have worked hard to expand access to affordable housing for workers and families across our state. Two years ago, I was proud to sign a budget that made the largest investment in workforce housing in our state's history, with a \$525 million investment. And as a result, we launched several programs to address some of the many

issues we're facing regarding affordable housing. That includes supporting the development of more workforce and senior housing, and ensuring that housing is safe, sanitary, and well-maintained.

To date, WHEDA has diligently administered and awarded almost \$19 million of the available loan funding made possible through these innovative development programs. This funding has supported the creation of over 1,000 workforce housing units statewide, with many more to go.

This new year, over 500 homes were repaired with \$20 million allocated through the More Like Home™ Repair and Renew Loan program, which helps owners of older homes make critical repairs and improvements that increase energy efficiency, safety, and security.

Additionally, another \$36 million in state and federal housing tax credits was distributed to developers earlier this year. Housing tax credits are vital for developers to ensure that developments offer affordable units for individuals, working families, and seniors. In total, 27 developments will provide 1,731 new affordable housing units in 23 communities across our state.

The true impact of these housing tax credits extends beyond the housing units alone. More dollars are available to create jobs for local suppliers and support the growth of our community-based businesses. Affordable housing projects also mean more construction jobs and money in people's pockets.

I applaud WHEDA's successes this year and look forward to building upon our work with WHEDA in the year ahead to address our state's long-standing housing needs.

Together, we're going to continue to build the future we want to see for our kids, our workforce, and our state.

Thank you.



Tony Evers  
Governor

# MESSAGE FROM THE EXECUTIVE DIRECTOR

The following text was transcribed from a video address by Elmer Moore, Jr. Scan the QR code to watch the video.



In this annual report message, I'll highlight WHEDA's housing impact for the 2025 fiscal year.

We continue to work towards fulfilling our mission to help Wisconsin thrive by expanding access to affordable housing choices through our three strategic priorities, which are:

1. We put people first.
2. We do what only we were created to do.
3. We protect housing as a core human need.

Our strategic priorities enable us to effectively navigate our efforts to address Wisconsin's significant need for affordable housing.

WHEDA financed over 4,000 housing units, which will provide 9,500 Wisconsinites—our neighbors, friends, and coworkers—access to a safe, affordable place to call home.

Using our mortgages and down-payment assistance options, 2,300 families and individuals became homeowners with WHEDA this past year.

Our Housing Tax Credit program is a public-private partnership that addresses the housing crisis in a meaningful and effective way for individuals, seniors, and working families. This year, \$36 million in state and federal housing tax credits were distributed to developers. In total, 27 developments will provide 1,731 new affordable housing units in 23 rural, small urban, and urban communities struggling to provide housing in Wisconsin.

Since 2023, we have awarded over \$25 million to developers thanks to bipartisan legislation to address our housing crisis. In 2025 fiscal year, we conducted two competitive award cycles, resulting in nearly 12 million dollars in award allocations through our Vacancy-to-Vitality, Infrastructure Access, and Restore Main Street loan programs.

The More Like Home™ Repair and Renew Loan Program is also part of this investment to address our state's aging housing stock. Over 500 homes were repaired with \$20 million in loans to help homeowners make critical repairs and improvements that increase energy efficiency, safety, and security.

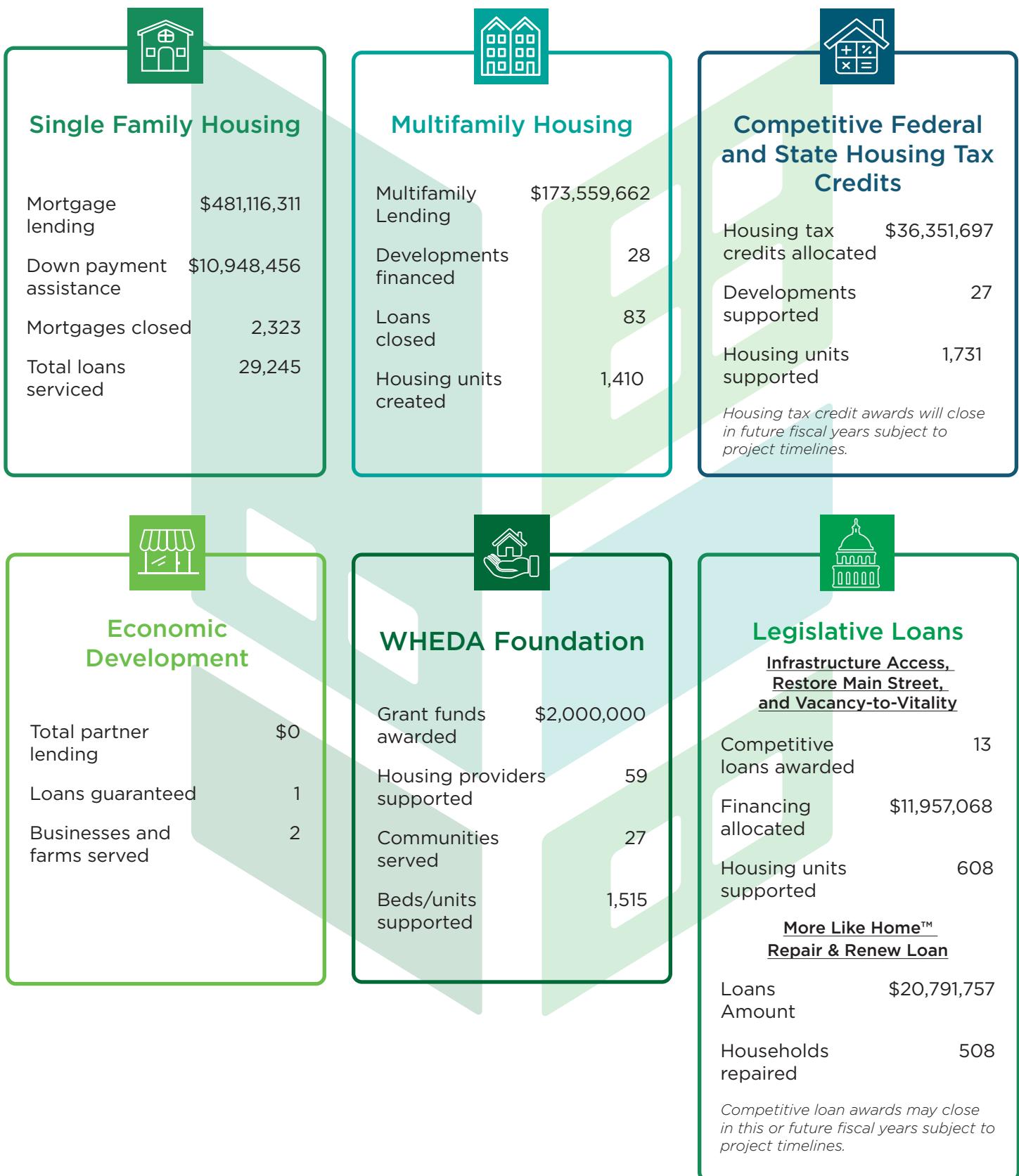
Although we have made a tremendous impact this year, there is so much more to do. We will continue to use our financial strength and expertise to improve access to affordable housing and grow economic prosperity.

We look forward to working with communities and housing partners to ensure that ALL people in Wisconsin have an affordable place to call home.

Elmer Moore, Jr.  
CEO & Executive Director

# WHEDA BY THE NUMBERS

Fiscal Year 2024 - 2025 WHEDA Investments (June 1, 2024 - June 30, 2025)



# FINANCIALS

WHEDA is not a state agency. We are a self-supporting public corporation that receives no state tax dollars for our operations. Revenues from the interest on loans and investments, loan origination and servicing fees as well as other fee income are used to support WHEDA's operating costs and expenses.

WHEDA has over 50 years of financial strength and commitment to improve housing quality and economic vitality in Wisconsin. Through our financing resources and industry partners we work to increase access to and choice of affordable housing for people in Wisconsin because a safe home is the foundation for prosperity.

To learn more, view the attached audited financial statements.

## Statements of Net Position - Comparative Fiscal Year 2025

The following condensed statements of net position show a summary of changes, in dollars and percentages, between fiscal years ended June 30, 2025 and 2024. The Authority reported a change in net position of \$169.9 million for the year ended June 30, 2025.

**Wisconsin Housing and Economic Development Authority**  
**Statements of Net Position**  
**June 30, 2025 and 2024**  
**(Millions of Dollars)**

	<b>2025</b>	<b>2024</b>	<b>Increase / (Decrease)</b>	
	<b>2025</b>	<b>2024</b>	<b>Amount</b>	<b>%</b>
Cash and cash equivalents	\$1,253.6	\$1,264.2	(\$10.6)	(0.8)
Mortgage loans and interest receivable	1,354.2	1,319.9	34.3	2.6
Mortgage-backed securities investments and interest receivable	1,764.3	1,380.2	384.1	27.8
Investments and interest receivable	31.2	128.1	(96.9)	(75.6)
Other assets	64.1	67.7	(3.6)	(5.3)
<b>Total Assets</b>	<b>4,467.4</b>	<b>4,160.1</b>	<b>307.3</b>	<b>7.4</b>
Accumulated decrease in fair value of hedging	0.9	0.7	0.2	28.6
Deferred outflow of resources – pension	6.8	9.3	(2.5)	(26.9)
Deferred outflow of resources – OPEB	1.3	1.6	(0.3)	(18.8)
<b>Total Deferred Outflow of Resources</b>	<b>9.0</b>	<b>11.6</b>	<b>(2.6)</b>	<b>(22.4)</b>
Accrued interest payable	24.4	19.3	5.1	26.4
Bonds and notes payable	2,584.1	2,431.7	152.4	6.3
Interest Rate Swap Agreements	0.9	0.7	0.2	28.6
Net Pension liability	1.2	1.1	0.1	9.1
Net OPEB liability	2.2	2.4	(0.2)	(8.3)
Other liabilities	703.5	718.8	(15.3)	(2.1)
<b>Total Liabilities</b>	<b>3,316.3</b>	<b>3,174.0</b>	<b>142.3</b>	<b>4.5</b>
Accumulated change in fair value of hedging derivatives	20.7	26.1	(5.4)	(20.7)
Deferred inflow of resources – pension	3.6	5.8	(2.2)	(37.9)
Deferred inflow of resources – OPEB	1.7	1.6	0.1	6.2
<b>Total Deferred Inflow of Resources</b>	<b>26.0</b>	<b>33.5</b>	<b>(7.5)</b>	<b>(22.4)</b>
Net investment in capital assets	17.5	17.3	0.2	1.2
Restricted by bond resolutions	615.8	539.4	76.4	14.2
Restricted by contractual agreements	475.6	384.5	91.1	23.7
Unrestricted	25.2	23.0	2.2	9.6
<b>Total Net Position</b>	<b>\$1,134.1</b>	<b>\$964.2</b>	<b>\$169.9</b>	<b>17.6</b>

Schedule may not foot due to rounding.

The Authority's total asset balance rose \$307.3 million during fiscal year 2025, to end the year at \$4.5 billion. Both the mortgage-backed securities and mortgage portfolios continued to grow during the year as well. Single Family fundings decreased by \$103.9 million or 17.8% and, prepayments increased by \$25.8 million or 31.5%. However, fiscal year 2024 was a record year of lending so even though volume tapered off in fiscal year 2025, it was still a very strong lending year. Multifamily fundings increased \$15.0 million (7.5%) and prepayments dropped by \$6.6 million.

The Mortgage loans and interest receivable portfolio ended the fiscal year at \$1.4 billion which was a \$34.3 million or 2.6% increase over fiscal year 2024. Mortgage-backed securities investments and interest receivable grew \$384.1 million to end the year at \$1.8 billion. The combined portfolio balance of \$3.2 billion reflects an increase of \$418.4 million (15.5%).

Liabilities ended the year at \$3.3 billion, a \$142.3 million increase over fiscal 2024. The increase resulted primarily from the issuance of new bonds to finance both Single Family First Time Home Buyer (FTHB) mortgages and Multifamily loans as well as an increase in various lines of credit. There was one Single Family bond issue in fiscal year 2025 totaling \$214.9 million. In the Multifamily program, \$93.8 million in new bonds were issued.

Overall, net position increased \$169.9 million during fiscal year 2025. The various lending programs and investments within the Authority's business segments generated the change in net position. The business segment contributions for fiscal year 2025 are as follows: \$54.6 million in Single Family bond resolutions, \$21.9 million in Multifamily Bond and Housing Revenue bond resolutions, \$46.3 million in the General Fund (including subsidiary change in net position) and \$47.1 in State of Wisconsin Programs.

## Statements of Revenues, Expenses and Change in Net Position – Comparative Fiscal Year 2025

The Authority reported a change in net position of \$169.9 million for the fiscal year ended June 30, 2025. The following table summarizes the Statements of Revenues, Expenses and Change in Net Position of the Authority for the fiscal years ended June 30, 2025 and 2024.

### Wisconsin Housing and Economic Development Authority Statements of Revenues, Expenses and Change in Net Position For the Fiscal Years Ended June 30, 2025 and 2024 (Millions of Dollars)

	2025	2024	Favorable/ (Unfavorable)	
			Amount	%
Mortgage income	\$71.2	\$73.8	(\$2.6)	(3.5)
Mortgage-backed securities investment income (net)	102.2	21.0	81.2	386.7
Investment income (net)	57.9	55.4	2.5	4.5
Interest expense and debt financing costs	(92.4)	(74.7)	(17.7)	(23.7)
<b>Net Interest Income</b>	<b>138.9</b>	<b>75.5</b>	<b>63.4</b>	<b>84.0</b>
Mortgage service fees	10.6	9.7	0.9	9.3
Pass-through subsidy revenue	252.9	229.0	23.9	10.4
Grant Income	47.2	18.0	29.2	162.2
Other	20.2	20.0	0.2	1.0
<b>Net Interest And Other Income</b>	<b>469.8</b>	<b>352.2</b>	<b>117.6</b>	<b>33.4</b>
Direct loan program expense	12.1	18.5	6.4	34.6
Pass-through subsidy expense	252.9	229.0	(23.9)	(10.4)
Grants and services	4.4	3.1	(1.3)	(41.9)
General and administrative expenses	30.4	27.4	(3.0)	(10.9)
Other expense	0.1	0.1	0.0	0.0
<b>Change in Net Position</b>	<b>169.9</b>	<b>74.1</b>	<b>95.8</b>	<b>129.3</b>
<b>Net Position, Beginning of Year</b>	<b>964.2</b>	<b>890.1</b>	<b>74.1</b>	<b>8.3</b>
<b>Net Position, End of Year</b>	<b>\$1,134.1</b>	<b>\$964.2</b>	<b>\$169.9</b>	<b>17.6</b>

Schedule may not foot due to rounding

Net Interest Income increased 84.0% or \$63.4 million during fiscal 2025, ending the year at \$138.9 million. Both the mortgage-backed securities and traditional mortgage portfolios grew during the year. Prepayment levels increased modestly due to fluctuating interest rates. *Accounting Standard Board Statement No. 31* requires that the Authority periodically adjust the investments to reflect current market value. The cumulative adjustment for fiscal year 2025 was a write-up of \$31.2 million which when compared to the write-down of \$25.9 million in the prior fiscal year explains much of the change in net income. While the Authority doesn't intend to actually realize these gains or losses, the adjustment can lead to significant swings in the recorded value of the portfolio.

Direct loan program expense decreased by 34.6% or \$6.4 million during 2025. A decrease in the allowance for loan loss related to the Participation Lending program was the primary reason for the reduction in this category of expenses during the year.

Pass-through subsidy revenue and expense represent subsidy proceeds and other financial assistance received by the Authority and transferred to or spent on behalf of secondary projects. Revenues and expenses of the pass-through subsidy programs are equal, resulting in a net effect on the Authority's financial statements, of zero.