



Wisconsin Affordable Housing Network Newsletter

Late September 2022

Building a Wisconsin Affordable Housing Advocacy Network

WISCAP, the Wisconsin Community Action Program Association, is working to establish and affordable housing advocacy network. There are over 187,000 households in WI paying over half their income for rent, <https://nlihc.org/gap/state/wi>. We are in an ongoing housing crisis. Public funds supporting renters and homeowners in need such as the [WI Emergency Rent Assistance \(WERA\)](#) and [WI Help for Homeowners \(WHH\)](#) have made a tremendous, but in many cases temporary difference. A lack of housing in general and affordable housing specifically is causing a spike in rents that could have brutal consequences as the 18 months of rent assistance ends for many of Wisconsin's lowest income renters. Meanwhile inflation and interest rate increases have caused a first-time buyer to lose approximately \$77,500 in purchasing power since the beginning of the year. While our specific plans are still being collaboratively formulated, we will operate under the commitment that housing is a human right and that our priorities focus on the lowest income renters and first-time home buyers possible. We will be actively collaborating with local coalitions, while nurturing efforts to build strong coalitions were there seems to be a void.

We are looking to facilitate communication, coordination and advocacy at the local, state and national levels. It will not be easy. A focus on local successes can give us the foundation to impact positive change at the state and national levels, or at least set an agenda for when the change is possible.

Many components are unfolding. At the A Home for Everyone Conference (AHFE) we had advocacy interwoven throughout the event. Groups have met to discuss building policies and plans for more affordable rental housing and home ownership. The Advocacy Group set 3 priority areas for work groups:

1. Affordable Rental Housing
2. Affordable First-time Home Buyers
3. Building a WI Housing Plan/Policies

More information when these groups will meet shall be forthcoming. If you are interested in participating please email aheldt@wiscap.org.

WISCAP has received funding from the National Low Income Housing Coalition to jump start this process. Our goal is to build a cross sector network that starts at the local level and builds to state and national issues and impact on permanent affordable housing. We have hired a Milwaukee organizer and are looking to nurture the development of local coalitions in as many sites as possible.

Our funding is under the Opportunity Starts at Home (OSAH) campaign. Ultimately, we can support national, state and local initiatives. Our building of accomplishments and power will start at home, or locally. Here is a link to the OSAH agenda, https://nlihc.org/sites/default/files/OSAH_Policy-Agenda.pdf. Ultimately our priorities will be defined by needs across Wisconsin communities. If you want to get involved contact us at ahardt@wiscap.org. Working together we can begin to make positive needed change in the incredibly difficult housing situation we are facing.

First Statewide Housing Action Network Meeting - Thur. Sept. 8 - 9am

During our time together, we will chat about the current state of housing in Wisconsin, share trends from around the state and highlight local success stories that can provide us the foundation to impact positive.

[Click Here to Join](#)

A Message From Courtney Cooperman Wisconsin's Organizer for the National Low Income Housing Coalition (NLIHC) Regarding the OSAH Campaign

The National Low Income Housing Coalition (NLIHC) is dedicated to achieving racially and socially equitable public policy that ensures people with the lowest incomes have quality homes that are accessible and affordable in communities of their choice. NLIHC educates lawmakers and the public about the need for affordable homes, mobilizes members and partners across the country to advocate for federal housing solutions, and shapes public opinion on issues related to affordable housing.

NLIHC advocates for federal housing policy that meets the needs of extremely low-income (ELI) renters—those making at or below 30% of Area Median Income. This focus on ELI renters is grounded in the findings of NLIHC's research. NLIHC produces an annual report, *The Gap: A Shortage of Affordable Homes*, that quantifies the shortage of affordable and available housing for low-income renter households. The latest Gap report finds that there are only 36 affordable and available rental homes for every 100 ELI renter households nationwide, and that no state has a sufficient supply of affordable and available housing for the lowest-income renters. In Wisconsin, there are only 34 affordable and available homes for every 100 ELI renter households. Housing cost-burdens are also most concentrated among the lowest-income renters: 71 percent of the nation's 11 million ELI renter households are severely housing cost-burdened, spending more than half of their incomes on rent and utilities.

Opportunity Starts at Home (OSAH) is an NLIHC-led multisector campaign that convenes stakeholders across multiple issue areas to strengthen the movement for affordable homes. Stable housing lays the foundation for every other national priority: quality health care, food security, educational achievement, economic justice, racial equity, and more. OSAH's campaign partners elevate the importance of housing affordability in their respective sectors, educate the public and lawmakers about the intersection between housing and other core priorities, and collectively advocate for proven solutions. OSAH's policy goals are to 1) expand rental assistance for every income-eligible household, 2) expand the stock of housing affordable to households with the lowest incomes, and 3) stabilize households by providing emergency assistance to avert housing instability and homelessness. Visit <https://www.opportunityhome.org/> to learn more about OSAH's mission, campaign partners, and policy priorities.

To learn more about the National Low Income Housing Coalition, you can reach out Courtney Cooperman, housing advocacy organizer at NLIHC, at ccooperman@nlihc.org.

Help Us Spread the Word!

We are in the process of building a contact list of individuals who would like to receive updates on housing issues across the state. Please feel free to pass this newsletter along to any colleagues, elected officials, friends, family members or anyone you think would benefit from this effort. You can also share the link below for folks to sign up for this distribution list.

[Click Here To Join Our Mailing List](#)

Articles & Resources

- <https://www.urbandisplacement.org/about/>
- https://www.pewresearch.org/fact-tank/2022/03/23/key-facts-about-housing-affordability-in-the-u-s/?utm_campaign=2022-04-06+Rundown&utm_medium=email&utm_source=Pew&subscriberkey=00Q0e00001ef6kAEAQ
- <https://www.housingplan.org/>
- [https://www.whitehouse.gov/briefing-room/statements-releases/2022/05/16/president-biden-announces-new-actions-to-ease-the-burden-of-housing-costs/?utm_source=NLIHC+All+Subscribers&utm_campaign=b8781684bb-memo_051622&utm_medium=email&utm_term=0_e090383b5e-b8781684bb-293341666&ct=t\(memo_051622\)](https://www.whitehouse.gov/briefing-room/statements-releases/2022/05/16/president-biden-announces-new-actions-to-ease-the-burden-of-housing-costs/?utm_source=NLIHC+All+Subscribers&utm_campaign=b8781684bb-memo_051622&utm_medium=email&utm_term=0_e090383b5e-b8781684bb-293341666&ct=t(memo_051622))
- https://www.bisnow.com/national/news/multifamily/rent-increases-brought-billions-in-profit-for-largest-apartment-owners-113330?utm_source=outbound_pub_75&utm_campaign=outbound_issue_58480&utm_content=outbound_link_5&utm_medium=email
- <https://www.wpr.org/milwaukee-rental-households-deal-rising-rent-costs>
- https://shelterforce.org/2022/06/10/two-paths-to-density-profit-vs-people/?utm_source=sfweekly&utm_medium=email&utm_campaign=061322
- <https://www.weau.com/2022/07/05/la-crosse-county-expands-program-replace-dilapidated-homes-with-new-housing-developments/?fbclid=IwAR24bkPV1iRku6bCKonFtK3BoVj-UqiPtQ4i8ovq-eM-PujDJW8qkkcfdJs>
- <https://www.multihousingnews.com/if-youre-not-investing-in-affordable-housing-you-should-be/>
- <https://medium.com/postgrowth/the-potential-and-power-of-democratic-public-ownership-a881ac731b50>
- https://portside.org/2022-08-16/tackling-housing-crisis-public-power?utm_medium=email&utm_source=portside-snapshot
- https://shelterforce.org/2022/08/16/breaking-nycs-housing-speculation-cycle/?utm_source=sfweekly&utm_medium=email&utm_campaign=082222