



State of Wisconsin Department of Administration

Tony Evers, Governor

Kathy Blumenfeld, Secretary

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October 2025

Division of Energy, Housing and Community Resources Notice of Funding Opportunity Housing Trust Fund (HTF)

1. Introduction and Overview

With this Notice of Funding Opportunity (NOFO) and Guidance, the Division of Energy, Housing and Community Resources (DEHCR) is announcing that approximately \$6,500,000.00 of HTF funds are available to eligible nonprofit developers, for-profit developers, housing authorities, and Native American housing entities for the development or rehabilitation of rental housing. This NOFO is for rental housing development or rehabilitation. Homebuyer activities are not eligible under this NOFO.

The Department of Administration, Division of Energy, Housing, and Community Resources (DEHCR) administers the HTF program in Wisconsin.

The National Housing Trust Fund (HTF) was created by the Housing & Economic Recovery Act of 2008 and was designed to provide additional resources to construct and rehabilitate housing for Extremely Low-Income (ELI) families across the nation. Additional information about the HTF can be found [on the HUD Exchange](#) or [DEHCR HTF website](#).

2. 2025 Competitive Housing Trust Award Cycle

DEHCR expects to fund/award between 2 and 4 projects for each grant cycle. DEHCR reserves the right to determine if the project will be able to close prior to the deadlines outlined below. There is no minimum amount for HTF requests. The timeline of the program requirements are as follows:

HTF Award Year	Amount Available	HTF Funds Closed Prior To*:	HTF Funds Expended Prior To:
2024	\$2,932,005.00	08/31/2026	03/31/2031
2025	\$2,966,297.00	08/31/2027	03/31/2032

*If DEHCR determines that all necessary funding sources for the property are not likely to be committed prior to the dates listed above, an HTF award may not be made.

In addition to the above amounts, DEHCR expects to have additional HTF funds available of approximately \$1 million for this funding round.

DEHCR reserves the right to award, amend, or reject requested funds. The maximum award amount is \$2,000,000 per project, not to exceed the HTF per unit subsidy limit listed in this NOFO. Applicants may submit an application for more than one project.

DEHCR reserves the right at any time and without notice to cancel or recommence this NOFO, narrow or amend its scope, or reject any and all responses if DEHCR determines that a fair and open competitive procurement has been compromised or that doing so is in the best interest of the State. DEHCR reserves the right to use this NOFO and responsive applications to allocate future HTF awards without further notice.

3. Eligible Uses of HTF Proceeds

- a. Real property acquisition.
- b. Site improvements and development hard costs.
- c. Related soft costs.
- d. Demolition.
- e. Financing costs (does not include refinancing.)
- f. Temporary relocation assistance
- g. Operating subsidy.

4. Affordability Requirements

- a. All HTF resources allocated for rental housing development/rehabilitation must be used to assist households with incomes that do not exceed 30% of Area Median Income.
- b. Units assisted must adhere to rent limits as designated by HUD. Rent limits can be found at [HTF Rent limits](#)
- c. DEHCR expects to structure HTF awards as no interest (0%) and deferred 30-year amortization.
- d. Non-profits, housing authorities and tribal housing applying for HTF assistance may be eligible for a 30 year forgivable award.
- e. All units designated as Housing Trust Fund units will be subject to a 30-year Land Use Restriction Agreement (LURA).

5. Maximum per-unit subsidy limit for housing units assisted with HTF

For the 2025 HTF funding cycle the maximum subsidy limits apply. Actual funding will be based on financial need.

Unit Type	Maximum Subsidy
0 Bedroom	\$187,648
1 Bedroom	\$215,121
2 Bedroom	\$261,595
3 Bedroom	\$338,419

6. Scoring Criteria

The following scoring criteria will be used to evaluate all applications passing the threshold requirements noted above. The scoring criteria are explained in more detail within the HTF scoring items available on HTF Scoring Criteria sheet.

Scoring Category	Points Available
A. Feasibility & Readiness	0 – 35
B. Affordability & Income Targeting	0 – 20
C. Affordability Duration	0 - 10
D. Special Populations & Support Services	0 – 15
E. Unit Size	0 – 5
F. Housing First Model	0- 10
G. Community Support & Engagement	0 – 5
H. Developer/Applicant Capacity	0 – 5
Total	0 – 100

Tie Breakers

If two or more proposals have an equal number of points, the following will be used to determine selection:

- A. First tie breaker: Priority will be given to the project with the greater number of units set aside at 30% county median income (CMI); if a tie remains.
- B. Second tie breaker: Priority will be given to the project demonstrating stronger readiness – full financing in place, entitled site or near-term construction schedule.

7. Application Requirements

DEHCR will require that all applications include a description of the eligible activities to be conducted with the HTF funds as required in 24 CFR 93.200, and a certification showing the

housing unit/project assisted with HTF funds will comply with all HTF and federal cross-cutting requirements.

DEHCR will complete a background check on any individual with ownership of 20% or more within the managing member/general partner. Individuals with active files on the Wisconsin Department of Revenue's list of Delinquent Taxpayers, or unexpired liens on the Wisconsin Child Support Lien Docket will not be eligible for an HTF award.

8. Application Submittal

- a. Applicants must create an account for [MyWisconsinID](#) to access the web based application portal.
- b. All applications must be submitted through the [HTF web-based application](#). Applicants must include all required forms and documents as listed in the application.
- c. Applications that are submitted incomplete or missing the required documents or forms may not be scored and may be deemed ineligible.

9. Application Timeline

NOFO posted:	September 30, 2025
Application available:	October 1, 2025
Applications due:	December 1, 2025 11:59 p.m.
Anticipated Award date:	February 2026

Please submit questions to DOAHOUSINGTRUSTFUND@WISCONSIN.GOV