

WHAT MUNICIPALITIES NEED TO KNOW ABOUT WHEDA'S NEW LOAN PROGRAM REQUIREMENTS

Municipalities are critical to the success of new housing development. The cities, towns, and villages of Wisconsin can build on their efforts to increase affordable and workforce housing by meeting the requirements spelled out in three of four new WHEDA housing programs created from legislative action.

New Loan Programs



Vacancy to Vitality Loan: converts vacant and underutilized commercial properties to housing.



Restore Main Street Loan: rehabs second and third-floor rental housing over commercial space.



Infrastructure Access Loan: covers the costs of installing, replacing, upgrading, or improving public infrastructure related to workforce housing or senior housing.

Important Statutory Requirements

The municipality must:

1. **Confirm that it has updated the housing element of its comprehensive plan within five years.**
2. **Ensure its comprehensive plan is updated at least once every 10 years and is compliant with other Wisconsin Statutes.**

Municipalities are asked to self-attest that they comply with the updated overall comprehensive plan within 10 years of application, and an updated housing element in the comprehensive plan within five years of the date of application. Compliance will be verified against the Wisconsin Department of Administration (DOA) records of updated plans. In the case of a discrepancy, the community should contact the DOA to update their information.

All newly adopted comprehensive plans, updates, and amendments should be submitted to the DOA using their [online portal](#). State law requires these plans to be updated no less than once every 10 years. [DOA's website](#) lists sections that would optimally be updated but are not required.



3. Make changes to ordinances or regulations to decrease the costs for new workforce housing developments.

Municipalities [must have reduced the cost of the eligible project](#) by voluntarily revising ordinances or regulations applicable to the project on or after January 1, 2023.

Changes made prior to January 1, 2023, would not qualify. View the loan [term sheets on WHEDA.com](#) for all eligibility requirements.

Projects must also:

- Be zoned to allow residential housing as a permitted use or a conditional use.
- Secure all other development funding.
- Obtain all permits (aside from final building permits) and approvals.

Projects must NOT:

- Have received financial assistance from an active Tax Increment District (TID).
- Have claimed a state or federal historic rehabilitation tax credit.

Tribal projects are eligible if they're located on land subject to taxation and where a municipality has some control over the property. Tribal land held in trust is exempt from state taxation and is ineligible.

Should you have any questions, reach out to your [Community & Economic Development Officer](#), or send an email to home@wheda.com where you will receive a response within 2-3 business days.



Wisconsin Housing and Economic Development Authority

908 East Main Street #501

Madison, WI 53703

www.wheda.com

800.334.6873