



# Infrastructure Access Loan

# OVERVIEW

Allows a developer and a governmental unit to apply for a loan to help cover the cost of installing, replacing, upgrading or improving public infrastructure related to workforce housing or senior housing.

Financing will be provided by WHEDA through a revolving loan fund that is subordinate to other funding sources.

- **Purpose:** covers housing infrastructure costs.
- **Eligible borrowers:** developers and municipalities.



**INFRASTRUCTURE  
ACCESS**



**WHEDA**

# AFFORDABILITY

- Apartments are reserved for families earning up to 100% of AMI.
- For homeowners, household income cannot exceed 140% of AMI.
- Homes must remain affordable for 10 years.



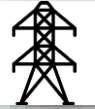
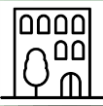



# TERMS

- Developers can apply for the lessor of total infrastructure cost or **20%** of the total development cost, including land, of the homes supported by the project.
- Governmental units may apply for the lessor of the public infrastructure cost or **10%** of the total cost of development of the homes supported by the project.
  - The infrastructure loan amount may not exceed the cost of the infrastructure, regardless of the percentages.
- Rates:
  - 3%
  - 1% for small communities with fewer than 10,000 people
  - 1% for senior housing



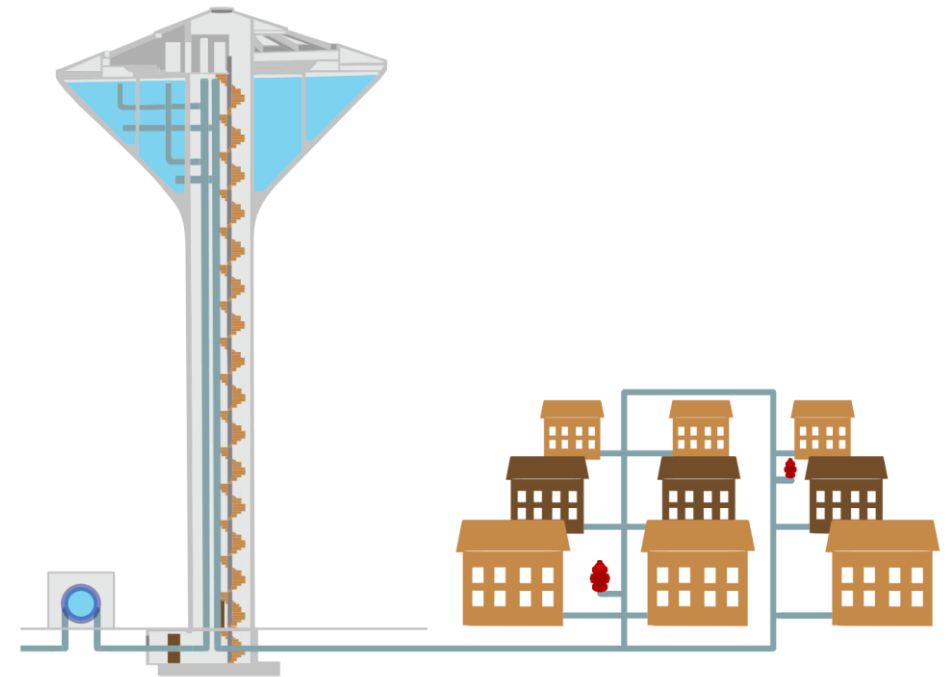
# EXAMPLE

A planned middle-income seniors condominium on the edge of town needs an electric distribution line.

	<b>Electric distribution line cost:</b>	<b>\$3 million</b>
	<b>Total development cost:</b>	<b>\$10 million</b>
	<b>Developers can apply for up*:</b>	<b>\$1.4 million, which is less than infrastructure costs. \$10 million - \$3 million = \$7 million x 20%.</b>
	<b>Government units can apply for up to:</b>	<b>\$700,000, which is less than infrastructure costs. \$10 million - \$3 million = \$7 million x 10%.</b>
	<b>Total from two successful applications:</b>	<b>\$2.1 million \$1.4 million + \$700,000.</b>

# SET ASIDES

- \$275 million total program.
- 30% of funds set aside for projects in communities of 10,000 or less.
- 25% of funds set aside for projects supporting senior housing.
  - One person in the home must be age 55 or older
- Areas served by regional planning commissions can receive up to 25%.



# INFRASTRUCTURE DEFINITION

Housing infrastructure is that “portion of the installation, replacement, upgrade or improvement of public or private infrastructure in rural areas if transferred to public use.”

- Water distribution system
- Water treatment plant
- Wastewater treatment plant
- Sanitary sewer system
- Storm sewer system
- Stormwater sewer system
- Stormwater retention pond
- Lift or pump station
- Street, road, alley, or bridge
- Curb, gutter, or sidewalk
- Traffic device
- Street light
- Electric or gas distribution line



# ELIGIBILITY

- Sewer or water service area plans have been amended, if necessary.
- The land is currently zoned to permit residential use.
- Has not claimed state or federal historic rehab tax credits or received financial assistance due to active TID.
- All other development funding must be secured, and all permits and approvals have been obtained.
- Governmental unit has reduced the cost of the eligible project by voluntarily revising ordinances or regulations applicable to the project on or after January 1, 2023.
- Governmental unit has updated the housing element of its comprehensive plan within 5 years. The comprehensive plan must be compliant with Wisconsin Statutes.





# HOW IT WORKS

