



WHEDA

Infrastructure Access Loan (Act 14) Award Plan for Governmental Units



**INFRASTRUCTURE
ACCESS**

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WISCONSIN HOUSING AND ECONOMIC DEVELOPMENT AUTHORITY

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Defined Terms

The **“Act”** - Wis. Stats. §234.66, created by the enactment of 2023 Act 14.

AMI - the area median income as published by the U.S. Department of Housing and Urban Development for the county where the Eligible Project is located. When calculating the maximum rents family size is determined using the federal imputed income limitation, as defined in 26 USC 42 (g) (2) (C). For determining income restrictions, the actual family size of the tenant is used.

Completed Project - Residential Housing developed in connection with an Eligible Project that was financed, in part, with the Program.

Eligible Governmental Unit - a city, village, town, or county or federally recognized American Indian tribe or band in this state having jurisdiction of an Eligible Project if all of the following apply:

1. On or after January 1, 2023, the eligible governmental unit has reduced the cost of Residential Housing in connection with the Eligible Project by voluntarily revising zoning ordinances, subdivision regulations, or other land development regulations to increase development density, expedite approvals, reduce impact, water connection, and inspection fees, or reduce parking, building, or other development costs with respect to the development of Residential Housing supported by the Eligible Project;
2. The eligible governmental unit is in compliance with the requirements under Wis. Stats. § 66.1001, 66.10013, and 66.10014, to the extent those requirements apply to the governmental unit; and
3. The eligible governmental unit has updated the housing element of its comprehensive plan under Wis. Stats. § 66.1001 (2) (b) within the 5 years immediately preceding the date of the loan application.

Eligible Project - a project for Housing Infrastructure where the infrastructure serves Workforce Housing or Senior Housing. The housing served must meet all of the requirements outlined in the residential housing definition.

Housing Infrastructure - that portion of the installation, replacement, upgrade, or improvement of Public Infrastructure, or private infrastructure in rural areas if transferred to public use, as determined by WHEDA, that relates to an Eligible Project.

General Set-Aside - award set aside for Eligible Projects that do not qualify for the Small Community Set-Aside or Senior Set-Aside.

LURA - Land Use Restriction Agreement between WHEDA and the developer of an Eligible Project and/or owner of a Completed Project, documenting the tenant income restriction requirements as required by Wis. Stats. §234.66.

The **“Program”** - the revolving loan fund and loan program established by the Act.

Public Infrastructure – any of the following that is or will be owned maintained, or provided to or by a Governmental Unit:

1. A water distribution system;
2. A water treatment plant;
3. A wastewater treatment plant;
4. A sanitary sewer system;
5. A storm sewer system;
6. A stormwater sewer system;
7. A stormwater retention pond;
8. A lift or pump station;
9. A street, road, alley, or bridge;
10. A curb, gutter, or sidewalk;
11. A traffic device;
12. A street light;
13. An electric or gas distribution line.

Regional Set-Asides – The state will be divided into regions based on existing regional planning commissions constituted under Wis. Stat §66.0309. No one region shall receive more than 12.5% of the total amount to be awarded by this Program. All counties not served by one of these regional planning commissions will be considered a single region.

Residential Housing – single-family or multifamily housing for rent or sale that meets the following requirements:

1. The project is on land subject to taxation under Wis. Stats. Ch. 70;
2. Has not been the subject of a claim for a state or federal historic rehabilitation tax credit, as determined by WHEDA; and
3. Has not received financial assistance from tax increments generated by an active tax incremental district.

Senior Housing – as defined in Section Wis. Stats. § 234.662(h), housing that is intended and operated primarily for occupancy by at least one person 55 years of age or older per dwelling unit, as determined by WHEDA) and meets the requirements of Wis. Stats. §234.662(i)1-4.

Senior Set-Aside – award set aside for Eligible Projects comprised of residential housing that satisfies the definition of Senior Housing.

Small Community Set-Aside – award set aside for Eligible Projects located in cities, villages, and towns with populations of less than 10,000 people.

Workforce Housing – Residential Housing that satisfies all the following, as determined by WHEDA:

1. for housing intended to be rented, the estimated annual housing costs, as defined under Wis. Stats. §16.301 (3), do not exceed, or are not expected to exceed, 30 percent of 100 percent of AMI, with family size determined using the federal imputed income limitation, as defined in 26 USC 42 (g) (2) (C) and the utility-related costs if not included in the rent equal the utility allowance determined by the U.S. Department of Housing and Urban Development; and
2. for housing intended to be rented, the housing is for occupancy by individuals whose annual household income does not exceed 100 percent of AMI.
3. for housing intended to be occupied by the owner, the estimated annual housing costs, as defined under Wis. Stats. §16.301 (3), do not exceed, or are not expected to exceed, 30 percent of 140 percent of AMI; and
4. for housing intended to be occupied by the owner, the housing is for purchase by individuals whose annual household income is not more than 140 percent of AMI.

Introduction

Thank you for your interest in the Infrastructure Access Loan program.

This loan program is designed to increase the supply of affordable housing for working families and seniors. This program allows a residential housing developer to apply for a loan to cover the costs of installing, replacing, upgrading, or improving public infrastructure related to affordable housing development. Funding will be provided by WHEDA through a low-interest rate loan that is subordinate to other funding sources. Review the Coordination Between Governmental Units and Developers on Infrastructure Access Loans section for additional information.

For Governmental Units to be considered for funding, this loan program requires two applications – one application submitted by the developer and a separate application submitted by the governmental unit in which the affordable housing development will be constructed. Review the Coordination Between Governmental Units and Developers on Infrastructure Access Loans section for additional information.

Program Details

The total amount to be awarded by this Program is \$275 million total including Developer and Governmental Loans. \$82.5 million will be for the Small Community Set-Aside and \$68.75 million will be for the Senior Set-Aside total including Developer and Governmental Loans.

WHEDA shall divide the state into regions based on existing regional planning commissions constituted under Wis. Stat §66.0309, where all counties not served by an existing regional planning commission constitute a single region. No one region shall receive more than 12.5% of the total loan amount to be awarded by this Program. The regional set-aside requirement is subject to change.

WHEDA will allocate the funds on a semiannual cycle.

For the initial award cycle, WHEDA intends to allocate a maximum of \$34.375 million total including Developer and Governmental Loans. The maximum allocation noted in the initial award cycle allows cities, villages, towns, or counties to come into compliance with requirements of the Act that are prerequisites for projects within their jurisdiction to qualify for funds. WHEDA reserves the right to modify the amount of funding to be allocated in future funding cycles based on actual or projected demand.

Timeline for Applications and Awards

	2024 - 1	2024 - 2	2025 - 1
Application Deadline	April 2024	October 2024	April 2025
WHEDA Publication of Preliminary Awards	June 2024		

Application Deadline

WHEDA will prepare and make an application available to all interested applicants via its electronic application system known as ProCorem. The application will include a prescribed form and a list of required additional documentation. All initial and subsequent applications must be submitted via ProCorem. WHEDA will accept applications according to the calendar noted above. All applications must be submitted electronically by 11:59 PM (Central time) of the last day of the application deadline.

Coordination Between Governmental Units and Developers on Infrastructure Access Loans

Governmental Units and Developers will need to coordinate closely on their respective loan applications to ensure project success.

Application Process Overview

1. The Governmental Unit and Developer identify infrastructure need(s) for the affordable housing project, and work together to complete the Cost Reduction Analysis in the Certificate to be included with the application(s).
2. The Developer completes and submits an application adhering to the Infrastructure Access Loan Term Sheet – Developers.

(Optional) The Governmental Unit completes an application adhering to the Infrastructure Access Loan Term Sheet – Governmental Units. The Governmental Unit can submit an application concurrently with their developer partner’s application or in a subsequent application round. WHEDA will only consider funding requests from Governmental Entities if a Developer application has been received for the same project. Funding of a loan to a Government Entity is contingent upon the Developer being awarded a loan.

Application Review

WHEDA will review all applications for completeness and meeting the minimum threshold to comply with the Act, including, but not limited to, the following:

1. the application is complete with all required additional documentation and threshold items;
2. the application is for an Eligible Project;
3. The loan is associated with a valid, awarded developer loan from the Infrastructure Access Revolving Loan Fund.

Cure Period for Threshold Items

There is no cure period for any material item. Applicants are encouraged to apply for the next cycle in six months.

Prioritization If Limited Resources

1. Credit risk, collateral, and the need for a loan guarantee.
 - a. Credit Risk to be determined by analysis of credit reports, personal financial statements, and corporate financial statements that are pulled by the Eligible Project’s senior lender.
 - b. Collateral to be analyzed by the loan-to-value ratio including WHEDA financing.
 - c. Need for one or more unlimited personal guarantees is dictated by the Act; Eligible Projects that do not require a guarantee will have a higher priority.

2. Estimated reduction in housing costs.
 - a. Eligible Projects resulting in a higher reduction of housing costs will be prioritized. Housing cost reductions will be determined by analysis of the Cost Reduction Analysis submitted with the application.
3. Need for Workforce Housing or Senior Housing in the area.
 - a. Need for Workforce Housing or Senior Housing to be demonstrated in a market study or the housing section of the comprehensive plan.

Award Process

1. WHEDA will publish a list of awarded applications at the conclusion of each award allocation round. The list will include the set-aside category and the amount of each loan awarded to an Eligible Project.
2. Commitment letters outlining the awarded amount and loan terms will be sent to eligible governmental units.
3. Upon execution of commitment letters, WHEDA staff and eligible governmental unit will engage in the loan closing process.

Closing Process

1. Following receipt of a fully executed commitment letter and upon notice from the eligible governmental unit that the Eligible Project is ready to proceed to closing, WHEDA will generate a closing checklist for the eligible governmental unit.
2. WHEDA will generate and distribute loan documents for the eligible governmental unit's review.
3. The eligible governmental unit will be required to deliver all diligence items outlined on the closing checklist to WHEDA for review and approval prior to closing.
4. Once all items required under the loan closing checklist are complete, and the loan documents are in final form, the transaction will be ready to close.
5. The eligible governmental unit will work with WHEDA to generate a sources & uses statement in WHEDA's form at closing along with a title company settlement statement. Any expenses to be paid at closing must be supported by invoices and any requests for reimbursement to eligible governmental unit must be supported by invoices and check copies evidencing prior payment.
6. Once the eligible governmental unit's original signatures to the loan documents have been received by WHEDA, WHEDA will then deliver its executed recordable loan documents to the title company at closing, and WHEDA will wire any funds to title to be disbursed on the day of closing.

Draw Process

WHEDA will develop a Draw Process utilizing a construction escrow agent, or title company.

Statement of Policy

WHEDA is given the discretion to determine the appropriate amount of a loan made to Eligible Projects selected under the Program, so long as such amount does not exceed the lesser of a) the cost of the Housing Infrastructure, or b) 20 percent of the total project costs, including any land purchase, whichever is less.

WHEDA is responsible for allocating only the amount of funding to a given Eligible Project required to make that Eligible Project economically feasible. This decision shall be made solely at the discretion of WHEDA, but in no way represents or warrants to any person that the Eligible Project is, in fact, feasible or viable.

The Program must:

1. set criteria used to determine that the occupants meet AMI; and
2. when awarding a loan to a developer under the Program, prioritize the following in descending order:
 - a. credit risk, collateral, and the need for a loan guarantee from the developer;
 - b. the estimated reduction in housing costs, and
 - c. the need for Workforce Housing in the area.

The Program may also include other criteria WHEDA deems appropriate and, except for the inclusion of the specified preference items, WHEDA has discretion with respect to the relative weight of these criteria as determined by WHEDA.

WHEDA will implement a procedure to monitor for noncompliance of the occupants' income limits, notify the owner of the Completed Project of noncompliance and monitor for noncompliance through an annual review.



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