

NEW WHEDA AFFORDABLE HOUSING LOAN PRODUCTS

New legislation expands access to safe, affordable housing for working families and seniors. The Wisconsin Legislature made an unprecedented bipartisan \$525 million investment in housing as part of the 2023-25 Biennial Budget. As a result, WHEDA will administer four new loan products to address the state's housing crisis.

AVAILABLE NOW

Infrastructure Access

\$275 MILLION

- Covers the cost of installing, replacing, upgrading or improving public infrastructure related to workforce housing or senior housing.
- Available to developers and municipalities.
- Maximum of total infrastructure costs or 20% of the total project cost.*
- Interest rate of 3% generally, or 1% for eligible projects in municipalities with a population of 10,000 or less, 1% for senior housing. **
- The term matches the senior debt.



INFRASTRUCTURE ACCESS

Restore Main Street

\$100 MILLION

- Creates or restores second and third-floor rental housing over commercial space.
- Available to rental housing property owners.
- Maximum of \$20,000 per unit or 25% of the total housing rehab costs *
- Interest rate of 3% generally, or 1% for eligible projects in municipalities with a population of 10,000 or less. **
- The term matches the senior debt.



RESTORE MAIN STREET

Vacancy-to-Vitality Loan

\$100 MILLION

- Converts vacant and underutilized commercial properties to affordable single family or multifamily housing.
- Available to developers.
- Maximum of \$1 million or 20% of the project costs, including land. *
- Interest rate of 3% generally, or 1% for eligible projects in municipalities with a population of 10,000 or less. 1% for senior housing. **
- The term matches the senior debt.



VACANCY-TO-VITALITY

*Whichever amount is less **Rate is determined per application round.

COMING SOON

Home Repair & Rehab

\$50 MILLION

- Improves or restores single-family homes to a decent, safe, and sanitary condition.
- Available to homeowners of eligible properties.
- Eligible uses: removal of lead paint, asbestos and mold, repairing flooring, walls, ceilings, or plumbing.
- Applications will be accepted through WHEDA's network of lenders.



HOME REPAIR & REHAB

More details and eligibility requirements available on wheda.com.