

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

Governmental units 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 governmental unit must:

1. **Confirm that it has updated the housing element of its comprehensive plan within five years. This can be satisfied by adopting an ordinance or resolution certifying that the housing element of its current comprehensive plan provides an adequate housing supply that meets existing and forecasted housing demand.**
2. **Ensure its comprehensive plan is updated at least once every 10 years and is compliant with other Wisconsin Statutes.**

Governmental units 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 \(doa.wi.gov\)](#) lists sections that would optimally be updated but are not required.



3. Make changes to ordinances or regulations to decrease costs for the eligible project AND for the governmental unit generally.

Governmental units must have [reduced the cost of residential development](#) by voluntarily revising ordinances or regulations on or after January 1, 2020. Changes made prior to January 1, 2020, 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 may:

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

Tribal projects are eligible if they're located on land subject to taxation. 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.



WHEDA

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