



Infrastructure Access Loan

Infrastructure Access 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 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.
- Affordability and municipal requirements apply.

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
- Streetlight
- Electric or gas distribution line

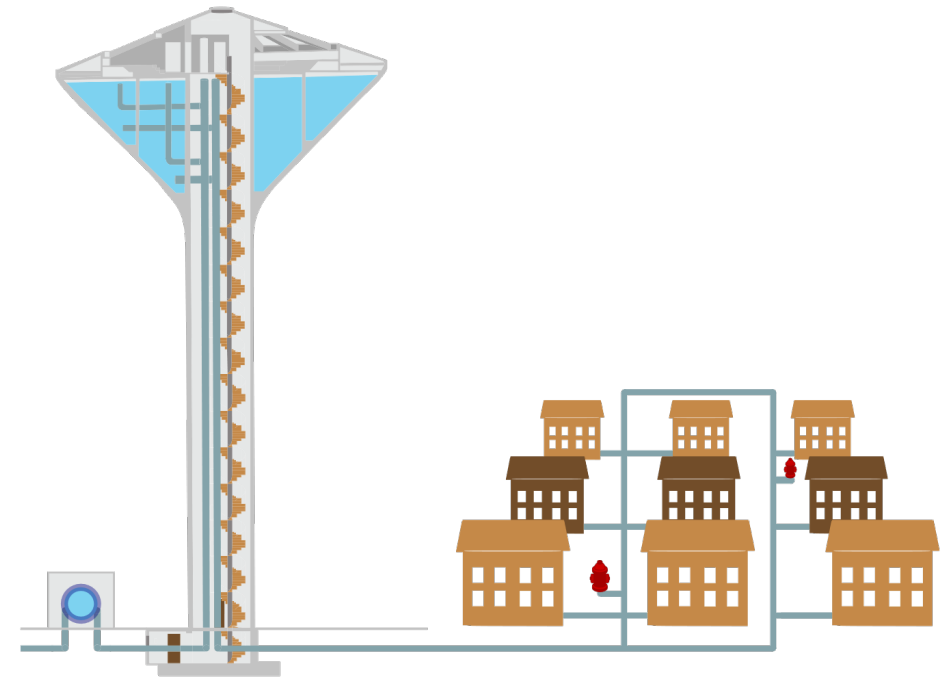


Infrastructure Access Terms

- 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, including land, of the homes supported by the project.
- Rates:
 - 3%
 - 1% for small communities with fewer than 10,000 people
 - 1% for senior housing

Infrastructure Access 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%.



How It Works



Example

A new construction single family subdivision needs a sewer system, streets, curbs and gutters.

Infrastructure cost:	\$4 million
Total development cost:	\$20 million, including land
Developers can apply for up to*:	\$3.2 million, the lesser of 20% of the housing portion of the total development cost or infrastructure cost. (\$20 million - \$4 million) x 20% = \$3.2 million.
Government units can apply for up to:	\$800,000 Loan is sized to infrastructure cost.
Total from two successful applications:	\$4 million \$3.2 million + \$800,000.

*Land cost is included for the developer, but not the municipality.

Key Dates for Competitive Loan Cycle

Mid-April 2025	Spring competitive application cycle opens
Mid-May 2025	Spring competitive application cycle closes
June 2025	Spring 2025 loan application funding announced
October 2025	Fall competitive application cycle opens