

## INFRASTRUCTURE ACCESS LOAN – GOVERNMENTAL UNIT TERM SHEET

*The below terms are effective for new applications starting in the Spring 2026 Cycle*

<b>Purpose</b>	Loans to governmental entities for the installation, replacement, upgrade or improvement of the infrastructure portion of a housing development, such as streets, lights, water lines, etc., per a competitive process. Government entities and developers apply separately for Infrastructure Access Loans that benefit the same housing infrastructure project using the applicable term sheet. If the developer successfully secures an Infrastructure Access Loan, the governmental entity is eligible to secure a second Infrastructure Access Loan to benefit the same housing development through a competitive process. This term sheet applies to governmental entities.
<b>Funding Source</b>	Act 14 Residential Housing Infrastructure Revolving Loan Fund
<b>Eligible Borrowers</b>	Any city, village, town, county, or federally recognized American Indian Tribe or band that will install, replace, upgrade, or improve infrastructure. Land must be subject to taxation under Wisconsin Statutes ss. Ch. 70. Tribal projects on fee land are eligible.
<b>Eligible Projects</b>	<p>New single-family or multifamily housing for rent or sale that satisfies all the following:</p> <ul style="list-style-type: none"> <li>• Any applicable sewer or water service area plan has been amended if necessary.</li> <li>• Developer has secured necessary finances for total housing infrastructure costs not covered by WHEDA loan</li> <li>• All permits and approvals secured</li> <li>• Relevant city, village, town or county has reduced the cost of the eligible project by voluntarily revising ordinances or regulations applicable to the project on or after January 1, 2023</li> <li>• Relevant political subdivision has updated the housing element of its comprehensive plan within the 5 years immediately preceding the date of application and is in compliance with relevant comprehensive housing plan rules</li> <li>• Relevant political subdivision is in compliance with Wisconsin Statutes ss. 66.1001, 66.10013, 66.10014 regarding the creation, content and amending of its comprehensive plan</li> </ul>
<b>Eligible Uses</b>	<p>To cover the costs of installation, replacement, upgrade, or improvement of the below infrastructure related to an eligible project. The infrastructure must be or will be owned, maintained, or provided to/or by a governmental unit, or private infrastructure in rural areas if transferred to public use, as determined by the authority, that relates to an eligible project.</p> <ol style="list-style-type: none"> <li>1. A water distribution system.</li> <li>2. A water treatment plant.</li> <li>3. A wastewater treatment plant.</li> <li>4. A sanitary sewer system.</li> <li>5. A storm sewer system.</li> <li>6. A stormwater retention pond.</li> <li>7. A lift or pump station.</li> <li>8. A street, road, alley, or bridge.</li> <li>9. A curb, gutter, or sidewalk.</li> <li>10. A traffic device.</li> <li>11. A street light.</li> <li>12. An electric or gas distribution line</li> </ol>
<b>Affordability Requirements</b>	See Infrastructure Access Loan – Developer term sheets.
<b>Minimum Set-Aside Units/Lots</b>	See Infrastructure Access Loan – Developer term sheets.

<b>Loan Amount</b>	The lesser of the public infrastructure costs or 25% of the total cost of development of the residential housing supported by the eligible project.  *Loan availability may be impacted based on previously awarded funds in each Regional Planning Commitment District. Please refer to Award Plan for additional information.
<b>Rate</b>	0% <i>*Rate determined per application round</i>
<b>Term</b>	No more than a 2-year interest-only period followed by a maximum 35-year term. The I/O period is to be set at closing with a fixed conversion date in the loan documents
<b>Amortization</b>	35 years maximum.
<b>Loan-to-Value Ratio (LTV)</b>	N/A
<b>Debt Coverage Ratio (DCR)</b>	N/A
<b>Credit Enhancements</b>	N/A
<b>Prepayment Provision</b>	Prepayment allowed, without premium at any time.
<b>Re-subordination</b>	N/A
<b>Escrows</b>	N/A
<b>Environmental Reviews</b>	N/A
<b>Capital Needs Assessment (CNA)</b>	N/A
<b>Origination Fee</b>	0%
<b>Loan Structuring Fee (Non-refundable)</b>	0%
<b>Application Fee</b>	0%