



# 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.



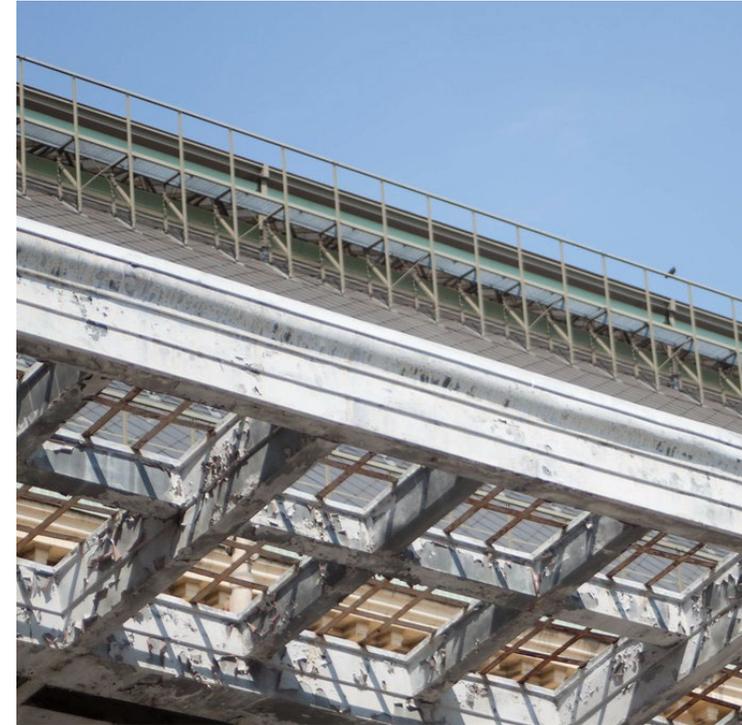
# Infrastructure Access Eligibility

- 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

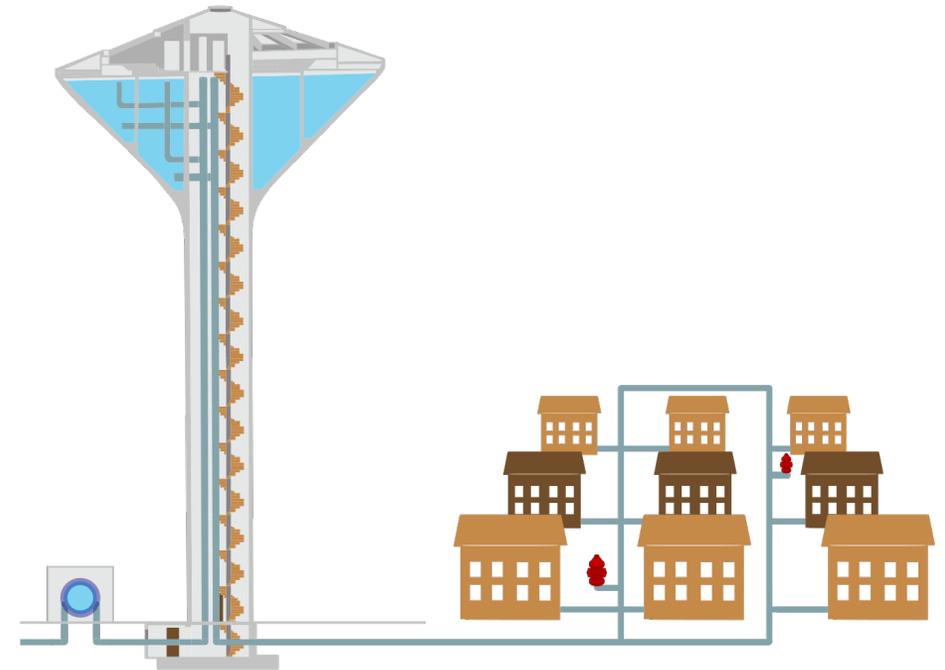


# Infrastructure Access Terms

- 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.

<b>Infrastructure cost:</b>	<b>\$4 million</b>
<b>Total development cost:</b>	<b>\$20 million, including land</b>
<b>Developers can apply for up to*:</b>	<b>\$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.</b>
<b>Government units can apply for up to:</b>	<b>\$800,000 Loan is sized to infrastructure cost.</b>
<b>Total from two successful applications:</b>	<b>\$4 million \$3.2 million + \$800,000.</b>

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

# Key Dates for Competitive Loan Cycle

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