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# **WHEDA Loan Application**

## **Infrastructure Access Loan (Act 14)**

### **Round 1**

Thank you for your interest in the Infrastructure Access Loan program. This loan program is designed to increase the supply of affordable housing for working families and seniors. This program allows a residential housing developer to apply for a loan to cover the costs of installing, replacing, upgrading, or improving public infrastructure related to affordable housing development. Funding will be provided by WHEDA through a low-interest rate loan that is subordinate to other funding sources.

For Governmental Units to be considered for funding, this loan program requires two applications – one application submitted by the developer and a separate application submitted by the governmental unit in which the affordable housing development will be constructed. Review the Coordination Between Governmental Units and Developers on Infrastructure Access Loans section in the Award Plan for additional information.



908 E. Main St., Ste. 501  
Madison, Wisconsin  
53703

(608) 266 -7844

## Instructions for Submission

*Instructions: Complete this WHEDA application for Infrastructure Access Loans administered under the bipartisan housing legislation package initiated in the 2023-2025 biennial budget. In filling out the application ensure that all sections relevant to your applicant status are completed in full. Indicators at the top of each tab show whether the tab is required for a Developer applicant or a Governmental Unit applicant. Review Reference Documents linked below for assistance w/ application. Do not use the copy/paste function in any part of this application.*

### Reference Documents for Infrastructure Access Loans

[General WHEDA Information on bipartisan Housing Legislation Package](#)

[Infrastructure Access Loans Term Sheets & Award Plans](#)

**A. Project Name & Location**

- 1 IAL Product Line Requested
- 2 Loan Amount Requested
- 3 Project Name
- 4 Street Address   
Address Cont.   
City  County  Zip
- 5 Project is a scattered site
- 6 Applicant or Contact Person Name:   
Telephone Number:   
Email Address:

**B. Municipal or Political Subdivision Point of Contact**

- 1 Political Subdivision Point of Contact:   
Telephone Number:   
Email Address:   
*Provide contact information for the individual(s) who supported your work on the Municipality Certification document.*

**C. Infrastructure Project**

- 1 Please provide a detailed description of the project work and alignment with the Infrastructure Access WHEDA Loan.

Eligible items include (as outlined in Act 14): (1) A water distribution system, (2) a water treatment plant, (3) a wastewater treatment plant, (4) a sanitary sewer system, (5) a storm sewer system, (6) a stormwater retention pond, (7) a lift or pump station, (8) a street, road, alley, or bridge, (9) a curb, gutter, or sidewalk, (10) a traffic device, (11) a street light, (12) an electric or gas distribution line.

Funds awarded under the Infrastructure Access Loan program must serve Senior or Workforce housing; any portion of infrastructure which does not serve Senior or Workforce housing is not eligible for this loan program. Later in this application you will be asked to describe the portion of the infrastructure which serves Senior or Workforce housing.

- 2 Describe the plan for returning the infrastructure to the respective public entity or for transferring it to public use. (e.x., deeding, dedicating, or otherwise returning to public control, ownership, responsibility, or use).

*Please submit supporting documents in your Procorem WorkCenter*

**D. Political Subdivision Information**

1	Political Subdivision Name	<input type="text"/>
	Political Subdivision Population Is Greater than 10,000?	<input type="text"/>
2	Congressional District	<input type="text"/>
	State Senate District	<input type="text"/>
	State Assembly District	<input type="text"/>
3	Regional Planning Commission Affiliation	<input type="text"/>

[Verify Districts Here](#)

[Verify RPC Here](#)

**E. Project Eligibility -- Political Unit Actions**

1	The eligible governmental unit has taken action to reduce the cost of rental housing, as defined in the Loan Term Sheets.	<input type="text"/>
2	Approximate cost reduction achieved through the above action? (in dollars per unit) *For assistance with calculating cost savings please see documentation provided in the Procorem WorkCenter	<input type="text"/>
3	The eligible governmental unit has a comprehensive plan that is compliant with Wisconsin Statutes 66.1001, 66.10013, 66.10014 to the extent these requirements apply to the political subdivision?	<input type="text"/>
4	The eligible governmental unit has updated the housing element of its' comprehensive plan within the last 5	<input type="text"/>
5	Date and explanation of housing related comprehensive plan changes	<input type="text"/>
6	If applicable, has the Sewer Service Plan been updated to accommodate the planned infrastructure or housing project(s)?	<input type="text"/>

**F. Project Eligibility -- Housing Served by the Infrastructure Project**

- 1 The property has **not** been the subject of a claim for a state or federal historical rehabilitation tax credit.
- 2 The property has **not** received financial assistance from tax increments gathered by an active tax incremental district
- 3 The owner/developer has secured all necessary finances for the total cost of the housing project not covered by WHEDA loan(s)
- 4 Is the project subject to a Land Contract or Rent/Lease to Own Contract?
- 5 Is the project on land subject to taxation under ch. 70?

**G. Project & Site Description**

- 1 Housing Project involves acquisition of property or land
- 2 Are the existing buildings on the site currently occupied?   
If Yes, please describe the situation
- 3 Will tenant displacement be necessary?   
If Yes, please describe the situation  
  
*If "Yes" you certify that you are in compliance with, and will continue to follow all applicable federal, state or local laws as they relate to tenant displacement at the site.*
- 4 Is any part of the site in a flood zone? Regardless of where the actual building is/will be.   
If Yes, please describe the situation
- 5 Describe any known prior uses of this site
- 6 Legal description of the property



**I. Ownership Entity (or Purchaser Entity)**

1 Owner (or Purchaser) Entity Name \_\_\_\_\_  
 C/O \_\_\_\_\_

2 Street Address \_\_\_\_\_  
 Address Cont. \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Telephone Number \_\_\_\_\_  
 Email Address \_\_\_\_\_

3 Federal Tax ID Number of Owner/Purchaser Entity \_\_\_\_\_  
 Entity Type Owner  
 Contact Person First Name \_\_\_\_\_  
 Contact Person Last Name \_\_\_\_\_

4 Do any unsatisfied judgement exist against the applicant(s) developer(s) its principals, or any related party? \_\_\_\_\_

5 Has any party related to this application been subject to any litigation, including real estate foreclosure or bankruptcy within the past 7 years? \_\_\_\_\_

6 Explanation (if the answer to any of the questions was yes). If necessary, attach additional documentation.  
 \_\_\_\_\_  
 \_\_\_\_\_

**J. Ownership Structure (or Purchaser Structure)**

List all general partner, members, and principals. Specify non-profit, corporate, general partner or member. (Required for Vacancy to Vitality loans; Optional for Restore MainStreet Loans where only one owner exists).

1	Entity/Principal #1 Name _____ First Name _____ Last Name _____ Entity/Principal Function or Title _____ Ownership % _____ Nonprofit? <u>TRUE/FALSE</u> TaxID _____ Street Address _____ Address Cont. _____ City _____ State _____ Zip _____ Telephone Number _____ Fax Number _____ Email Address _____
2	Entity/Principal #2 Name _____ First Name _____ Last Name _____ Entity/Principal Function or Title _____ Ownership % _____ Nonprofit? <u>TRUE/FALSE</u> TaxID _____ Street Address _____ Address Cont. _____ City _____ State _____ Zip _____ Telephone Number _____ Fax Number _____ Email Address _____
3	Entity/Principal #3 Name _____ First Name _____ Last Name _____ Entity/Principal Function or Title _____ Ownership % _____ Nonprofit? <u>TRUE/FALSE</u> TaxID _____ Street Address _____ Address Cont. _____ City _____ State _____ Zip _____ Telephone Number _____ Fax Number _____ Email Address _____

If additional entities or principals exist please disclose and submit those in an additional attachment with this application.





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 Title   
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**B. Infrastructure Project**

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**C. Uses for the Infrastructure**

As described in the Award Plan, prior to and as a condition to closing WHEDA may require a sources and uses statement in WHEDA's form detailing the project work.

Uses of Funds -- Eligible* Infrastructure	Amount
Water distribution system	
Water treatment plant	
Wastewater treatment plant	
Sanitary sewer system	
Storm sewer system	
Stormwater retention pond	
Lift or pump station	
Street, road, alley, or bridge	
Curb, gutter, or Sidewalk	
Traffic device	
Street light	
Electric or gas distribution line	
<b>Total Eligible Infrastructure</b>	<b>\$0.00</b>

\*To be considered eligible for Act 14 funds infrastructure must be one of the listed categories above AND serve Senior or Workforce Housing

Uses of Funds -- Ineligible** Infrastructure	Amount
<b>Total Ineligible Infrastructure</b>	<b>\$0.00</b>

\*\* Any other infrastructure that is not eligible for Act 14 funds.

Summary of Costs	
Total Cost of Associated Housing (see Note)	<i>Enter here</i>
Infrastructure Eligible under Act 14	\$0.00
Infrastructure Ineligible under Act 14	\$0.00
Total Cost of Infrastructure	0
Total Cost of Entire Project	0

Note: Infrastructure Access Loans for Governmental Units may not exceed 10% of the total cost of the residential housing project served by the built infrastructure.

**L. Senior Lender Information**

- 1 Is the Senior Lender requiring any type of guarantee? If so, please describe that here

- 2 **Please complete and submit the Senior Lender Form Letter included in your Procorem WorkCenter.**

**WHEDA reserves the right to deny applications for loans that the Authority determines to be out of market or unreasonable.**