



INFRASTRUCTURE ACCESS LOAN CHECKLIST

Please ensure all of the following have been met prior to submitting your application.

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.
- Has not received financial assistance due to active TID.
- All other development secured, and all relevant permits and approvals have been obtained.
- The governmental unit has reduced the cost of the eligible project by voluntarily revising ordinances or regulations applicable to the project on or after January 1, 2023.
- The governmental unit has updated the housing element of its comprehensive plan within five years.
- The governmental unit has updated its comprehensive plan at least once every 10 years and is compliant with other Wisconsin Statutes.

Affordability

- Apartments are reserved for families earning up to 100% of AMI.
- For homeowners, household income cannot exceed 140% of AMI.
- For homeowners, their homes must be owner-occupied and can't be sold within ten years for more than the initial selling price plus inflation adjustments. All single-family homes constructed must meet requirements.
- Homes must remain affordable for ten years.



Eligible Infrastructure Fund Uses

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.

The following are eligible:

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| <input type="checkbox"/> Water distribution system | <input type="checkbox"/> Street, road, alley, or bridge |
| <input type="checkbox"/> Water/wastewater treatment plant | <input type="checkbox"/> Curb, gutter, or sidewalk |
| <input type="checkbox"/> Sanitary, storm, or stormwater sewer system | <input type="checkbox"/> Traffic device |
| <input type="checkbox"/> Stormwater retention pond | <input type="checkbox"/> Streetlight |
| <input type="checkbox"/> Lift or pump station | <input type="checkbox"/> Electric or gas distribution line |

Good-to-Know

- Applications are submitted through Procorem. Request access from WHEDA prior to submitting your application.
- Supporting documents such as a project description, municipality certification, site control documentation and a senior lender form letter will be needed. Be sure to review the checklist in Procorem.
- The legislation doesn't require a primary lender, just that other sources have been secured and the maximum loan amount requirements are met. A senior loan is not needed.
- Qualifying rents are calculated using [HUD's income limits](#). Developers can access customized rent and income data for use in their applications by going to HUD's website and requesting an access token to [HUD's fair market rent dataset](#).
- Closing of the loan must happen within 180 days. Generally, projects should be completed within two years after closing. However, we will work with the senior lender as needed to ensure that our timeline is not hindering the deal.