

# Workforce & Senior Housing

## 2023 Bipartisan Housing Package

March 25, 2024



WEST CENTRAL WISCONSIN  
REGIONAL PLANNING COMMISSION

### Program Basics

- Administered by WHEDA
- Competitive application process with two rounds of applications per year
- All permits and approvals are obtained for the project and all financing secured for project not covered by the loan program
- For Restore Main Street and Vacancy-to-Vitality Loans, eligible borrowers are any developer, other than a municipality.

### Housing Cost Limits

The new loan programs are available to produce housing that is affordable to the workforce and seniors. As such, there are affordability limits for the new housing and income limits for rents and owners. See program term sheets for details.

### Municipal Requirements

\*City, village, town or county has taken action to reduce development costs with respect to the eligible project on or after January 1, 2023.

\*City, village, town or county has updated the housing elements of its comprehensive plan within the 5 years immediately preceding the date of application.

\*City, village, town or county is in compliance with WI Statutes [66.1001](#) (Comprehensive Planning), [66.10013](#) (Housing Affordability Report), & [66.10014](#) (New Housing Fee Report).

### Wisconsin Workforce Housing Loan Programs:

The Wisconsin Legislature approved a package of workforce housing bills in 2023 that establish four new loan programs. The Wisconsin Housing and Economic Development Authority (WHEDA) is in the process of establishing the formal application and terms for each program. The programs include:

- Restore Main Street Loan
- Infrastructure Access Loan
- Vacancy to Vitality Loan
- Home Repair and Rehab Loan

#### Restore Main Street Loan (term sheet available at <https://tinyurl.com/4c3kwe9t>)

Subordinate financing for rehabilitation of second and third floor rental housing situated over first floor commercial businesses.

- Rental housing on the 2nd or 3rd floor of an existing 2- or 3-story building with commercial uses on the main floor.
- Building is at least 40 years old and rental housing has not been improved for at least 20 years.
- Is vacant or underutilized.
- Has not claimed state or federal historic rehab tax credits or received assistance due to active tax increment district.



#### Vacancy-to-Vitality Loan (term sheet available at <https://tinyurl.com/nccaxxtz>)

Subordinate financing for converting vacant and underutilized properties to housing.



- Construction for the conversion of a vacant commercial building to a new residential housing development that consists of workforce or senior housing.
- Vacant for one year or underutilized.
- Has not claimed state or federal historic rehab tax credits or received assistance due to active tax increment district.

#### Infrastructure Access Loan (Governmental Unit term sheet available at <https://tinyurl.com/2p97srj5>; Developer term sheet available at <https://tinyurl.com/4sued7ee>)

Subordinate financing for the installation, replacement, upgrade, or improvement of the infrastructure (streets, sidewalks, water lines, street lights, etc.) portion of a workforce housing development.

- Infrastructure must be or will be owned, maintained, or provided to a governmental unit (public use alternative for rural areas).
- Has not claimed state or federal historic rehab tax credits or received assistance due to active tax increment district.



#### Home Repair and Rehab Loan (term sheet forthcoming)



Intended for the rehabilitation of older, single-family homes. Eligible homes must be the loan applicant's primary residence and at least 40 years old before the date of the loan application. WHEDA is in the process of formalizing the application and program requirements. This factsheet will be updated as more information becomes available from WHEDA.

For additional program details and requirements, please visit WHEDA's website at:

<https://www.wheda.com/about-wheda/legislative-priorities/bipartisan-housing-legislation-package>



# Municipal Requirements

**For a developer to be eligible to apply for one of these new loan programs,** the political subdivision (city, village, town, county) must demonstrate the following three items:

1. The eligible political subdivision has **reduced the cost of housing in connection with the eligible project** by voluntarily revising its zoning ordinance, subdivision regulations, or other land development regulations to increase development density, expedite approvals, reduce impact fees, or reduce parking, building, or other development costs with respect to the eligible project.

**At the time of a loan application to WHEDA, the political subdivision in cooperation with the developer/project owner will need to submit a cost reduction analysis signed by the developer/project owner and Mayor/Board Chair (head of political subdivision's governing body) that shows the cost reduction measures,** including time saving measures, undertaken by the political subdivision on or after **January 1, 2023**, that have reduced the cost of rental housing in connection with the eligible project. The signed analysis shall clearly show for each time saving or cost reduction measure the estimated time or dollar amount saved by the owner and the estimated percentage reduction in rental housing costs.

Eligible Projects resulting in a greater reduction of housing costs will be prioritized. Housing cost reductions will be determined by analysis of the Cost Reduction Analysis submitted with the application. Need for Workforce Housing in the area, as demonstrated in a market study or the housing section of a the comprehensive plan, will also be used to help prioritize projects.

2. The eligible political subdivision is **in compliance with the following requirements** to the extent those requirements apply to the political subdivision.

**Wisconsin Statutes 66.1001 - Comprehensive Planning** - required for a local governmental unit that undertakes official mapping, subdivision regulation, zoning, or shoreland/wetland zoning.

**Wisconsin Statutes 66.10013 - Housing Affordability Report** - required for a city or village with a population of 10,000 or more.

**Wisconsin Statutes 66.10014 - New Housing Fee Report** - required for a city or village with a population of 10,000 or more.

3. The eligible subdivision **has updated the housing element of its comprehensive plan under s. 66.1001(2)(b) within the 5 years immediately preceding** the date of the WHEDA loan application.

## How can WCWRPC Assist?

On a multi-county level, WCWRPC conducts planning and project development activities. We provide a wide variety of community development contractual services such as comprehensive planning, zoning and subdivision regulations, downtown revitalization, Tax Increment Financing (TIF) planning, mapping/GIS analysis and grant writing, among others.

We're happy to discuss with your community about tools that can be used to attract housing development and position the community and potential development to take advantage of the WHEDA housing programs. For more information on the new WHEDA programs, or to learn more about our services, please call or e-mail:

### **Susan Badtke**

*Senior Planner*

Tel: 715-836-2918 Ext. 15

E-mail: [sbadtke@wccwrpc.org](mailto:sbadtke@wccwrpc.org)



### **West Central Wisconsin Regional Planning Commission**

800 Wisconsin Street Building D2-401

Mail Box 9 Eau Claire, WI 54703-3606

Phone: 715-836-2918 Fax: 715-836-2886

Email: [wccwrpc@wccwrpc.org](mailto:wccwrpc@wccwrpc.org)