



## Stoughton Building Rehab Funding Opportunities

### Historic Building Tax Credits

Owners of historic income-producing properties in Wisconsin may be eligible for two income tax credits that can help pay for their building's rehabilitation - the Federal tax credit and the Wisconsin tax credit.

#### The Federal Historic Preservation Tax Credit Program

This program returns 20 percent of the cost of rehabilitating historic buildings to owners as a federal income tax credit.

#### The Wisconsin Historic Preservation Tax Credit Program

This program returns 20 percent of the cost of rehabilitating historic buildings, up to \$3.5 million per parcel, to owners as a Wisconsin income tax credit.

For projects in the western part of the state, please contact Andrea Herries at 608-264-6490 or [andrea.herries@wisconsinhistory.org](mailto:andrea.herries@wisconsinhistory.org).

- [Link for more information, guidelines, and application forms.](#)
- [Link to Stoughton's historic districts - Landmarks Commission website.](#)

### Landmarks Commission Mini-Grant Facade Improvement Program

For 2024, the Stoughton Landmarks Commission has a total of \$22,000 to award in grants to owners or tenants of Local Landmarks for exterior building repairs. These are matching grants that will pay up to 50% of the total project cost. Work must be reviewed and approved (COA process) by the Landmarks Commission before work starts.

The application deadline is April 2, 2024.

- [Mini-grant Letter to building owners and tenants](#)
- [Application Form](#)
- [Map of eligible \(contributing\) buildings downtown](#)



## Stoughton Revolving Loan Fund

The [Stoughton Redevelopment Authority \(RDA\)](#) has two Revolving Loan Funds through [WWBIC](#) to assist business and commercial property owners with building rehabilitation (interior and exterior), building construction, working capital, and furniture, fixtures, and equipment.

Businesses and commercial or mixed-use properties in the City of Stoughton are eligible for a loan up to \$50,000 (downtown businesses/properties may be eligible for two loans) at 3% interest.

Loans and the application process are administered through [WWBIC](#). Apply online through [WWBIC's website](#). You must provide the [required documents](#), including a business plan and financial projections. Contact Grace Bruce, Loan Process Specialist, with any questions about the online application: [grace.bruce@wwbic.com](mailto:grace.bruce@wwbic.com).

Make sure to add "Stoughton RLF" following your business name in the application.

- [Link to More Information and Online Application](#)
- [Required Documents for New Businesses](#)
- [Required Documents for Existing Businesses](#)
- [View presentation slides](#)

## Clean Energy Funding Opportunities

There are many opportunities to help fund solar panels, heat pumps, geothermal, or other renewable energy/energy efficiency upgrades in your business or building, including tax credits and rebates from the Inflation Reduction Act, grants and loans through the [Rural Energy for America Program \(REAP\)](#) and financing through [Property Assessed Clean Energy \(PACE\)](#). Kathy Kuntz, Director, Dane County Office of Energy & Climate Change and Brenda Heinen, USDA Rural Development Western States Regional Coordinator gave an overview on these programs:

- [Watch Presentation Recording](#)
- View Presentation Slides:
  - [Inflation Reduction Act](#) (tax credits & rebates for solar, geothermal, heat pumps, etc.)
  - [Rural Energy for America Program](#) (grants and loans for rural businesses)



Contact Kathy Kuntz ([Kuntz.Kathryn@countyofdane.com](mailto:Kuntz.Kathryn@countyofdane.com)) with questions about specific projects and Inflation Reduction Act incentives/rebates and contact Judy Clendenning ([Judy.Clendenning@usda.gov](mailto:Judy.Clendenning@usda.gov)) with questions about REAP grants and loans.

A first step may be to schedule a free initial building assessment with Focus on Energy: reach out to Adam Wagner - [adam.wagner@focusonenergy.com](mailto:adam.wagner@focusonenergy.com) and Darren Jacobson at WPPI - [djacobson@wppienergy.org](mailto:djacobson@wppienergy.org).

## **Tax Increment Financing**

The City of Stoughton is in the process of creating a new downtown tax increment financing district. This allows the City to use tax increment generated from new development in the District (based on increased property values) to help fund that development and other projects in the District. This can be a long and complicated process and only specific projects meeting certain criteria and getting City Council approval can receive tax increment financing assistance. However, if a TID is successful in generating a lot of increment, the City may choose to use some of that money in other ways, such as a downtown building rehab grant program.

- [TID 10 Overview](#)
- [Stoughton TIF Policy](#)
- [Stoughton TIF Application](#)

## **WEDC's Community Development Investment Grant**

The CDI Grant Program will support urban, small city and rural community (re)development efforts by providing financial incentives for shovel-ready projects with emphasis on, but not limited to, downtown community-driven efforts.

Grant recipients must demonstrate significant, measurable benefits in job opportunities, property values and/or leveraged investment by local and private partners in at least one of the following efforts:

- Development of a significant destination attraction
- Rehabilitation and reuse of an underutilized or landmark building
- Infill development
- Historic preservation
- Infrastructure efforts providing substantial benefits to downtown residents/property owners



- Mixed-use development

This is a highly competitive grant program that requires 1. Contacting the regional development director at WEDC for an initial project assessment and to request a pre-application; 2. Submitting the pre-application with narrative, budget, project cost estimates; 3. If the committee approves, you then receive an invitation to submit a full application, which may or may not be funded. A 2:1 funding match is required.

- [Link for more information.](#)

## WHEDA Loan Programs for Housing

### **Restore Main Street Loan** (Assembly Bill 265, now 2023 Wisconsin [Act 15](#))

This competitive loan program allows an owner of rental housing to apply for a loan to cover the costs to improve housing located on the second or third floors of an existing building with commercial space on the ground level.

- <https://www.wheda.com/about-wheda/legislative-priorities/bipartisan-housing-legislation-package/restore-main-street>
- [View the Restore Main Street Loan term sheet.](#)

### **Vacancy-to-Vitality Loan Program** (Assembly Bill 268, now 2023 Wisconsin [Act 18](#))

This competitive loan program allows a developer to apply for a loan to help cover the cost of converting a vacant commercial building to workforce housing or senior housing.

- <https://www.wheda.com/about-wheda/legislative-priorities/bipartisan-housing-legislation-package/vacancy-to-vitality>
- [View the Vacancy-to-Vitality Loan term sheet.](#)

### **Infrastructure Access Loan** (Assembly Bill 264, now 2023 Wisconsin [Act 14](#))

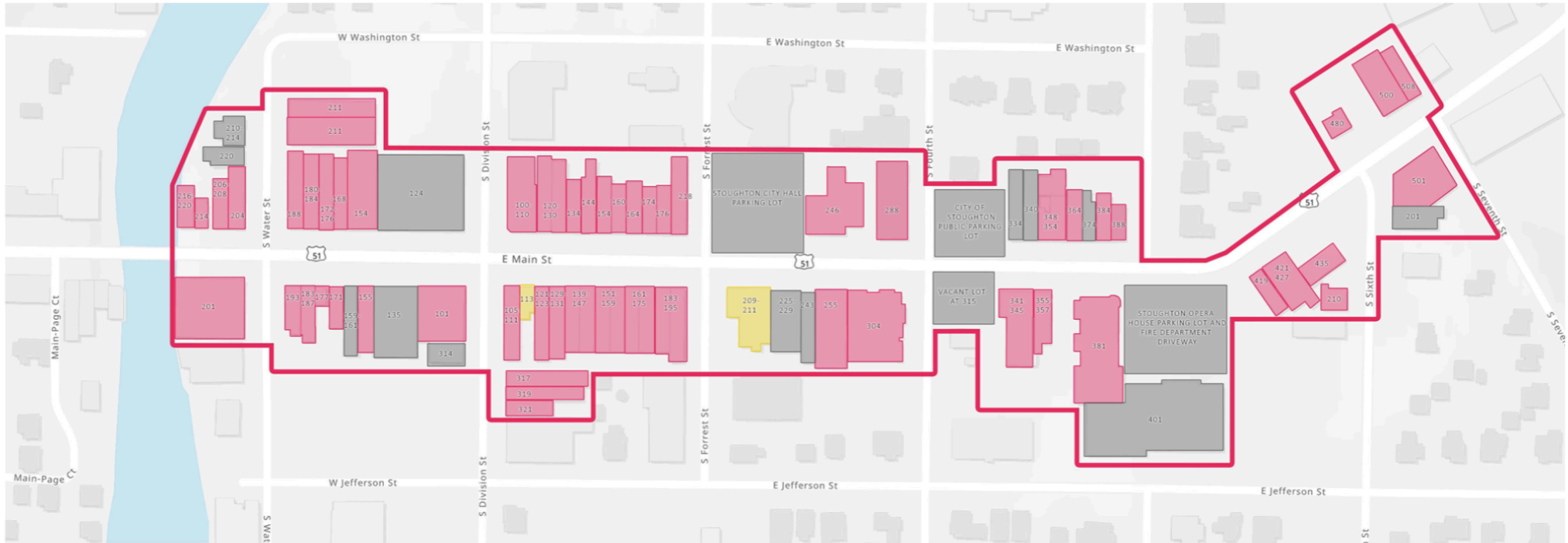
This competitive loan program allows a residential housing developer to apply for a loan to cover the costs of installing, replacing, upgrading, or improving public infrastructure related to workforce housing or senior housing. These costs are typically covered by the developer.



Competitive loan applications for this program will be due April 2024. The anticipated loan program timeline is being finalized. Check back to [this webpage](#) for updates.

## **Dane County Community Development Block Grant Revolving Loan Funds**

- Commercial Revitalization Loan Fund (CRLF) - Provides financing to businesses and real estate development projects that help revitalize downtown and commercial districts.
- Economic Development Revolving Loan Fund (ED-RLF) - Provides gap financing to businesses that create jobs, 51% of which must go to low-and moderate-income persons.
- [Link for more information.](#)



## CITY OF STOUGHTON: HISTORIC DOWNTOWN DISTRICT

### LEGEND

- DISTRICT BOUNDARY
- CONTRIBUTING BUILDINGS
- POTENTIALLY CONTRIBUTING BUILDINGS
- NON-CONTRIBUTING BUILDINGS AND SITES

**Figure 1:** Map of the Stoughton Historic Downtown District denoting those buildings and sites that are contributing and non-contributing to the district. Numbers on the map correspond to existing address numbers.