



**CITY OF WAUKESHA**

**Administration**

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<b>Committee:</b> Finance Committee	<b>Date:</b> 7/13/2021
<b>Common Council Item Number:</b> ID# 21-2517	<b>Date:</b> 7/20/2021
<b>Submitted By:</b> Jennifer Andrews, Community Development Director	<b>City Administrator Approval:</b> Kevin Lahner, City Administrator <b>KL</b>
<b>Finance Department Review:</b> Bridget Souffrant, Finance Director <b>BS</b>	<b>City Attorney's Office Review:</b> Brian Running, City Attorney <b>BR</b>
<b>Subject:</b> Review and make a recommendation to the Common Council on the request from Habitat for Humanity for TIF assistance to building 6 new housing units on White Rock Ave.	

**Details:**  
 Habitat for Humanity owns a parcel along White Rock Ave. that could accommodate 6 new housing units. Their plan would be to build 3 duplexes on the property and create a condo association to own and maintain the common areas such as the driveway and stormwater pond. To offset the high costs of extending sewer and water to the site as well as building a stormwater facility and extending the drive to the homes, Habitat for Humanity has asked for TIF assistance from the City. This development is different and more costly than their typical build which is usually a single home on a traditional lot with sewer and water already in place. To keep these affordable they need assistance to offset some of the development costs. The terms of the proposed financial assistance are laid out in the attached term sheet.

- Options & Alternatives:**
1. Approve the financial assistance allowing for 6 new affordable housing units along White Rock Ave.
  2. Deny the financial assistance.

**Financial Remarks:**  
 This property is within TID 24. TID 24 would be the funding source for the project.  
 8124.57930 \$220,000

**Executive Recommendation:**  
 Approve the term sheet and assist Habitat in creating 6 new affordable housing units.

