



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 4/17/2018
Common Council Item Number: ID#	Date: 4/17/2018
Submitted By: Jennifer Andrews, Community Development Director	City Administrator Approval: Kevin Lahner, City Administrator Click here to enter text.
Finance Department Review: Rich Abbott, Finance Director Click here to enter text.	City Attorney's Office Review: Brian Running, City Attorney Click here to enter text.
Subject: Waive impact fees for new homes built by Habitat for Humanity.	

Details:
 Habitat for Humanity is a non-profit organization that builds decent, affordable homes for families who are unable to purchase a home through traditional methods. Habitat does not give houses away; they believe in giving a hand up, not a hand out. By providing a home with an affordable zero-interest mortgage, homeowners obtain self-sufficiency and break the cycle of poverty.

Partner families contribute 250 "sweat equity" hours per adult to take the place of a down payment. Volunteers contribute time and talent to reduce labor costs. Donations of money and construction materials further reduce costs.

The City's impact fee ordinance (4.10(8)(c)) allows waivers from the fees for low cost housing if recommended by the Plan Commission and approved by the Common Council. Habitat for Humanity is unique from other builders in that they are a nonprofit organization and can deliver a low-cost home to income qualified families through the use of volunteers, donations and special financing. In the City of Waukesha, Habitat for Humanity has builds new homes on existing lots. On occasion, a lot may have been platted many years before and was never built upon triggering impact fees. An example of this is the lot they intend to build at 1129 White Rock Ave. The lot was platted decades ago but no home was ever built on the lot.

Options & Alternatives:
 Approve the fee waiver and allow Habitat for Humanity to proceed building new homes on infill lots without impact fees.

Deny the request to waive fees which may limit the number of houses Habitat for Humanity can build in a given year.



Financial Remarks:

When impact fees apply the city would be forgoing approximately \$3,759 in impact fees. In the majority of cases Habitat for Humanity is building on lots that had already been developed in the past. Infrequently, such as 1129 White Rock, they may build on lots that had been platted several years before but never developed.

Executive Recommendation:

Waive impact fees for Habitat for Humanity when they are constructing low cost single family housing to further foster affordable homeownership in the City of Waukesha.