



Habitat for Humanity[®]

of Waukesha County

We would like to respectfully request the Plan Commission recommend to the Common Council a waiver of the Standard Impact fees when Habitat builds in the City of Waukesha on a pre-existing lot of record or a re-configured in-fill lot.

Background: This request is being submitted because we are in the process of building on an existing lot of record on White Rock Avenue in Waukesha. Because a home has never been erected on that lot and there is currently no sewer lateral to the property we are being asked to pay \$3,759 in Impact Fees. (This is in addition to opening the street and paying the standard connection fees.... Est. \$23,000).

Here is the State Statute that establishes the purposes of Impact Fees:

<https://docs.legis.wisconsin.gov/statutes/statutes/66/VI/0617>

Here is the City Ordinance for Impact Fees:

<http://waukesha-wi.gov/documentcenter/view/315>

About Us: Habitat for Humanity is a nonprofit builder who sells their homes to families making 30%-80% of the area median income (AMI). By federal standards, that is considered low/moderate income housing. Our focus is families in the 30%-60% AMI, but we sometimes will work with families up to 80% AMI.

Habitat homes are constructed at or above industry standards utilizing all current building codes and techniques. What differentiates our properties is the volunteer labor from the current homeowner, alongside community volunteer to offset some of the cost of construction. We hire professionals for all specialty work (heating, electric, masonry & flatwork, drywall finishing, plumbing and roofing) and have a construction staff for Site Supervision, as well as 'regular' crew leader volunteers.

The homes are *sold* to the families we work with. In order for the homeowners to afford the home, Habitat for Humanity further provides financing to the homeowners to insure that the mortgage payment does not exceed 30% of their income. If there is a discrepancy between their affordability factor and the sale price, we hold silent second mortgages to subsidize the difference.

Our program is a hand-up, not a hand-out. The families are vetted to insure they are financially stable and ready for the responsibility of home ownership. They put in hundreds of hours of sweat equity as part of their down payment requirements.

We are requesting this waiver because there is a provision that allows this consideration, both in the City's Ordinance and the State Statute. Our nonprofit status as a builder is predicated on us building for this demographic, so we would never utilize future waivers and sell at market rate for profit. I am unaware of any other nonprofit builder in Waukesha that is doing similar work, so there is minimal precedence being set. Typically, Habitat is building on in-fill lots (lots in an existing subdivided area), that have less desirable attributes. There are often other costs or factors involved that would preclude a for-profit builder to consider building on the lot. (i.e. location, topography, utility costs, etc). By allowing the waiver on future projects, the City is partnering with us to strengthen the fabric of our community through homeownership.

Thank you for your consideration.

Diane McGeen
Executive Director

Building Homes, Communities and Hope

Habitat for Humanity of Waukesha County
2020 Springdale Road
Waukesha, WI 53186

262.309.6025
info@habitatwaukesha.org
www.habitatwaukesha.org