



September 24, 2021

Ms. Jennifer Andrews
City of Waukesha Development Department
201 Delafield Street, STE 200
Waukesha, WI 53188

Dear Jenny,

Habitat for Humanity of Waukesha County (Habitat Waukesha) is proposing a residential development on "Outlot 1 of CSM No. 11780" which is 0.8121 acres in size and is located east of White Rock Avenue. This property is behind three homes constructed by Habitat Waukesha that are now owner-occupied. The development will be named Prairieville Village. The development will consist of six new residential units located within Tax Incremental District 24. The City of Waukesha has determined that it is in the best interests of the City and its taxpayers that the proposed development be built and has provided \$220,000 as a forgivable grant to Habitat Waukesha to make the project possible.

The property will be replatted by Certified Survey Map to become a "Lot" and a condominium plat will be prepared. Each building is designed to reflect a townhome design and will have two housing units per building for a total of six units. Each unit will be a three-bedroom unit with 1,246 square feet. Access to the neighborhood will be through a private driveway. Habitat Waukesha will provide the Condominium Association legal documents and manage the Condominium Association that will be governed by the owners. This will ensure the private amenities are financed and consistent within Condominium bylaws.

Buyers of the properties will be between 30-80% area medium income and the cost of the home will not exceed 30% of their income. Buyers are required to complete 200 "sweat equity" hours (per adult) of volunteer labor with Habitat Waukesha on the construction of their home or other approved activities such as financial literacy classes prior to purchasing the home.

Construction will begin in spring 2022 and one building will be constructed per year, with all units taking ownership by December 31, 2024.

We are excited to add these six affordable housing units to our list of newly constructed or rehabilitated homes in and around White Rock Avenue. Since 2017, we have built or rehabbed 13 homes within a .25 square mile of this future project. We are proud of the positive impact our work has made to revitalize White Rock Avenue, often referred to as the "Gateway to Downtown." Through our program families achieve strength, stability, and self-reliance they need to build a better life for their families and community

In partnership,

A handwritten signature in black ink, appearing to read "Melissa Songco".

Melissa Songco

CEO

Habitat for Humanity of Waukesha County