



Request for Affordable Housing Development Fund Loan April 2025

Project: Construction Loans:

Support through the Waukesha Redevelopment Authority's Affordable Housing Development Fund to assist with the construction of two single-family homes in the Domenica Park subdivision (formerly the Aeroshade property), located at the northwest corner of N. Greenfield Avenue and Ellis Street. We are seeking two construction loans of \$200,000 each—one for Lot 1 and one for Lot 13.

Loan Structure and Key Terms

- **Total Loan Amount:** \$200,000 per lot
- **Loan Disbursement:** Full disbursement of each \$200,000 loan will occur upon repayment of the previous loans for Lot 5 and/or Lot 7, as well as the issuance of building permits for Lots 1 and 13.
- **Loan Security:** Each loan will be secured by a \$200,000 junior mortgage on the respective property.
- **Interest Rate:** 3% annual interest
- **Interest Accrual:** Begins at the time of disbursement
- **Repayment Terms:** The loan is due upon sale of the home to a Habitat partner family or within two years of disbursement—whichever comes first.

Context and Project Impact

- The loans for Lots 5 and 7, approved in December 2023, are scheduled to close in May 2025.
- Lot 6 is anticipated to close in June.
- Construction for Lot 12, approved in January 2025, will commence within the next 30 days.

Approval of this loan request will allow Habitat to:

- Maintain its projected construction timeline
- Support active building during summer 2025 with closings expected by spring 2026

This loan request will be funded through the Affordable Housing Development Fund, including allocations from the TIF Affordable Housing Funds. Upon repayment, these funds will be recycled back into the program to support future affordable housing developments.