



**Habitat for Humanity of Waukesha County, Inc. (DBA Waukesha – Jefferson – Rock)  
Request for Affordable Housing Development Fund Loan**

Habitat for Humanity of Waukesha - Jefferson - Rock is seeking financial assistance through the Waukesha RDA's Affordable Housing Development Fund to support the construction of four housing units as part of the Tower Hill project located near ProHealth Care Waukesha Memorial Hospital in the City of Waukesha. The development includes two single-family homes on 128 and 134 Caldwell Street and one duplex at 909 Madison Street.

The organization is requesting construction financing of up to \$550,000, structured as follows:

- \$150,000 for each of the two single-family homes (\$300,000 total)
- \$250,000 for the duplex (2 units)

Loan Structure and Key Terms:

Total Loan Amount: \$550,000

Loan Disbursement: Funds will be disbursed upon the issuance of building permits, anticipated in late summer to early fall of 2026.

Loan Security: Each property will be secured by a junior mortgage corresponding to the loan amount allocated per structure.

Interest Rate: Annual interest rate of 3%.

Interest Accrual: Begins upon loan disbursement.

Repayment Terms: Each loan will be due upon the sale of the property to the selected Habitat family or within two years of disbursement, whichever occurs first.

**Context and Impact:**

The Tower Hill project represents the next phase of Habitat for Humanity's expansion in the City of Waukesha, following the completion of the Domenica Park subdivision. This infill development will:

- Continue Habitat's momentum in delivering affordable homeownership opportunities in Waukesha.
- Expand housing access through a mix of single-family and duplex units.
- Efficiently utilize available city lots to create four new homeownership opportunities for local families.

**Funding Information:**

The Affordable Housing Development Fund has \$\$\$ available for disbursement, including \$\$\$ allocated from TIF Affordable Housing funds. This loan will be funded through \$\$\$ in TIF Affordable Housing Funds. Once repaid, the funds will return to the program for future affordable housing investments.

This investment aligns with Habitat for Humanity's mission to address affordable housing needs and builds on the success of the Domenica Park subdivision, further strengthening the organization's impact in Waukesha County.