

PROPERTY

3353 North 2nd Street, 3235, 3256, 3334 and 3453 North 3rd Street and 3273, 3279 and 3283 North 5th Street. These City-owned lots will be combined with four ICRC-owned lots to create twelve buildable sites from 50' to 60' wide to accommodate the townhouses. If any lots are determined to be unsuitable for construction or additional lots become City-owned, the Commissioner of DCD may substitute a similar lot in this target area upon approval from the local alderman.

PROJECT DESCRIPTION

Construction of Phase II of the Leon Sullivan development consisting of 24 affordable rental units. Each of the townhouses will rent for \$695/month to appropriately sized households with incomes less than 50 percent of the county median income (CMI).

The twelve two-story side-by-side duplexes of Phase II will be similar in design to Phase I and will complement the existing housing stock with steeply pitched roofs, gables and porches. Each 1,300 square-foot unit will contain three bedrooms and one and one half baths and will accommodate large families. Four of the units will be handicapped accessible. A one-car detached garage is included with each unit.



Leon Sullivan Townhouses Phase I

The total project costs are estimated to be approximately \$5.7 million. The project will be financed in part through federal housing tax credits from the Wisconsin Housing and Economic Development Authority ("WHEDA"). Tax credit applications are due to WHEDA in February 2008 and the developer needs to demonstrate site control for its application. Tax credit reservations will be awarded in April. Additional funding will be provided through conventional funding.

OPTION TERMS AND CONDITIONS

The lots will be sold for \$1.00 each. The properties will be sold "as is." Closing will occur once ICRC has final plans approved for permitting and financing in place, but no later than December 31, 2009. A \$1,000 performance deposit will be required to insure ICRC's satisfactory completion of this project. Construction will be expected to commence within one month of closing and the Buyer will have nine months to complete construction.

The total option period is for two years to allow multiple applications for WHEDA tax credits in the event the project does not receive a 2008 allocation. The base option is until February 15, 2008 to allow ICRC time to submit an application to WHEDA for the federal housing tax credits. When ICRC submits the application, the option will be automatically extended four months, or until WHEDA makes its initial allocation of tax credits. Upon award of the tax credit allocation, the option is automatically extended until December 31, 2008. If the Buyer requires additional time beyond December 31st to obtain financing or final plans, the Commissioner of DCD may extend the option for a six-month period upon submission of a \$500 non-refundable renewal fee and a satisfactory progress report on the project. If the project does not receive a 2008 allocation, the base option may be renewed until 2009 to allow a second WHEDA application. If the Buyer fails to make any required submissions to WHEDA, the option may be cancelled immediately by the Commissioner.