

## EXHIBIT B

### PROJECT DESCRIPTION

# GARDEN TERRACE APARTMENTS

The Garden Terrace Apartments (Garden Terrace) brings affordable, community-focused development to the near north side of La Crosse, Wisconsin. The new construction development will consist of 50 apartments and a multi-purpose community center. The development was crafted in response to the City of La Crosse's competitive Request for Proposals to develop a City-owned property with Community Development Block Grant (CDBG) funds. Garden Terrace is a blended affordable community that provides 15 units targeted to formerly homeless veterans; units affordable to households at 50% and 60% of the area median income; and eight market-rate units without rent restrictions.

## BUILDING & SITE OVERVIEW

The development will be split between two sites currently owned by the City of La Crosse: an approximately 1.2-acre property on the 700 block of Kane Street and an approximately 0.5-acre lot to the north on the 800 block of Kane St. The sites lie adjacent to City-owned community gardens managed and cultivated by the Hunger Task Force of La Crosse. The new buildings will incorporate universal design principals, exceed minimum accessibility requirements, and achieve a Wisconsin Green Built Homes designation for energy efficiency and sustainability.

**Affordable Rental Community.** The 700 block of Kane Street site (lower lot) will have a two-story apartment building consisting of 50 apartments. The building will be served by a central elevator and will have a central corridor providing an accessible entry to all apartments. Seven three-bedroom units will also benefit from exterior walk-up entrances. Surface parking is distributed between a small lot behind the apartment building and a larger lot adjacent lot to the north, and will provide one space per dwelling.

**Kane Community Hub.** One block north of the multifamily site, the 800 block of Kane will house the Kane Community Hub. This 2,000-square foot community building, funded primarily with municipal community investment dollars, will provide a resource open to Garden Terrace residents, to the Kane Street Community Garden volunteers and to the surrounding neighborhood. This space will feature a multi-purpose meeting space, a catering-style kitchen for activities such as nutritional classes and community meals, a 500-square foot greenhouse, and on-site property management offices. The Kane Community Hub will provide office and public space for Impact Seven's referral and supportive services partners to have one-on-one client meetings, group sessions and other programming.

## UNIT MIX & OPERATIONS

The unit mix consists of one, two and three-bedroom apartments. Fifteen units will be targeted to homeless veterans and will have project-based VASH rental assistance (the Targeted Units). For the purposes of the Land Use Restriction, ten of these units will be at 30% of the Area Median Income and five will be at 50% of the Area Median Income. Many of the qualifying households will have incomes below 30% AMI. The housing design does not distinguish between residents in a Targeted Unit or a market rate unit.

By Income Level			
	# of Units	%	# VASH
30% AMI	10	20.0%	10
50% AMI	20	40.0%	5
60% AMI	12	24.0%	0
Market / Unrestricted	8	16.0%	0
<b>Total</b>	<b>50</b>		<b>15</b>

By Unit Type			
	# of Units	%	# VASH
1 BR	14	28%	9
2 BR	16	32%	4
3 BR	20	40%	2
<b>Total</b>	<b>50</b>		<b>15</b>

The Housing Authority of the City of La Crosse awarded 15 HUD Veterans Assistance Supportive Housing (VASH) vouchers to the project in April 2017. The four-county Coulee Continuum of Care area (Crawford, La Crosse, Monroe and Vernon Counties) will be the outreach area for homeless veterans, which will ensure there is a sufficient number of qualifying veteran households for the Garden Terrace Development. Impact Seven intends to team with three service providers – Couleecap, Tomah VA Medical Center (VAMC) and the Wisconsin Department of Veteran Affairs (WDVA) – to refer prospective residents and to provide ongoing support to the Garden Terrace residents who are transitioning out of homelessness.

## DEVELOPMENT TEAM & OWNERSHIP STRUCTURE

<b>Developer:</b>	Impact Seven, Inc.
<b>Architect:</b>	Engberg Anderson
<b>General Contractor:</b>	Borton Construction
<b>Attorney:</b>	Foley & Lardner LLP
<b>Accountant:</b>	Baker Tilly
<b>Property Manager:</b>	Impact Seven, Inc.
<b>Service Provider(s):</b>	Couleecap: referrals and technical assistance VA Medical Center-Tomah: case management for VASH-supported units WI Department of Veterans Affairs: case management for their referrals