

Exhibit B

The Driftless Apartments and Townhomes - Project Description

The Driftless aims to serve the community by creating 120 units of affordable/workforce housing units for both seniors and individuals/families to serve a mix of age groups. This project would be the first development in the underutilized River Point District (specifically located at Zone D) that the City of La Crosse is targeting for redevelopment, helping to catalyze additional development in this area.

The design is modeled off a project we recently completed project in Wauwatosa, WI (River Parkway) which was awarded first place in the 2021 Senior Housing News Architecture and Design Awards for Affordable Housing. We further elevated the design working with the City to suit this location in the River Point District.

Along with increasing the tax base, this project will provide needed, quality, safe affordable housing, helping to enhance stability for lower income La Crosse area seniors and families. This underutilized site is also in a great location just north of Downtown with great access to transit and a grocery store right across the street.

As proposed, The Driftless is made up of five separate buildings. One building consists of four stories with 100 units of independent senior housing (age-restricted to 55+) above one story of structured parking. This independent senior building has a mix of one-bedroom and two-bedroom units. The remaining four two-story buildings consist of a total of 20 three-bedroom townhome style family units (non-age-restricted) with private entries and 12 structured parking spaces.

All 120 units will be affordable to residents at or below 80% County Median Income (CMI) and targeted toward such populations. Further, 24 of these units are set-aside as supportive service units at 30% CMI. We have a signed MOU with La Crosse County Veterans Service Commission and plan to reach out to Couleecap, Inc. as well to partner in providing supportive services and referrals for these 30% CMI units. Depending on the income level and unit size, net rental rates range from \$468/month to \$1,390/month.

- Common Amenities: onsite parking, community room, outdoor patio, on-site leasing office, storage, tot lot
- Unit Finishes: full-service kitchen with Energy Star stainless steel appliances, granite countertops, vinyl plank flooring throughout with carpet in the bedrooms, large windows, private unit patios, in-unit washer and dryer, in-unit internet provided at no cost to residents