



Woodside Prairie

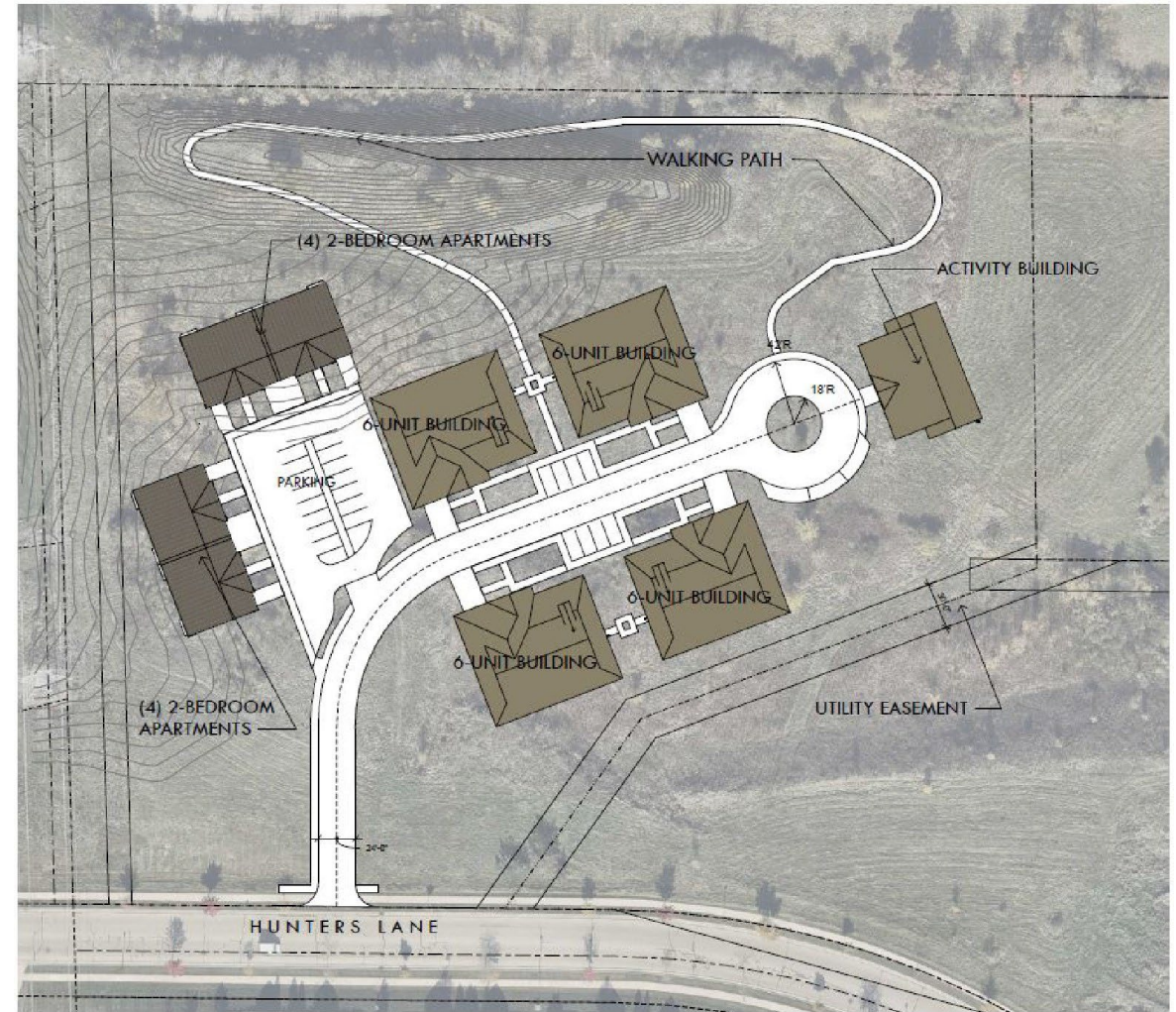
Grafton, WI

9% LIHTC, Innovative Housing Set-aside



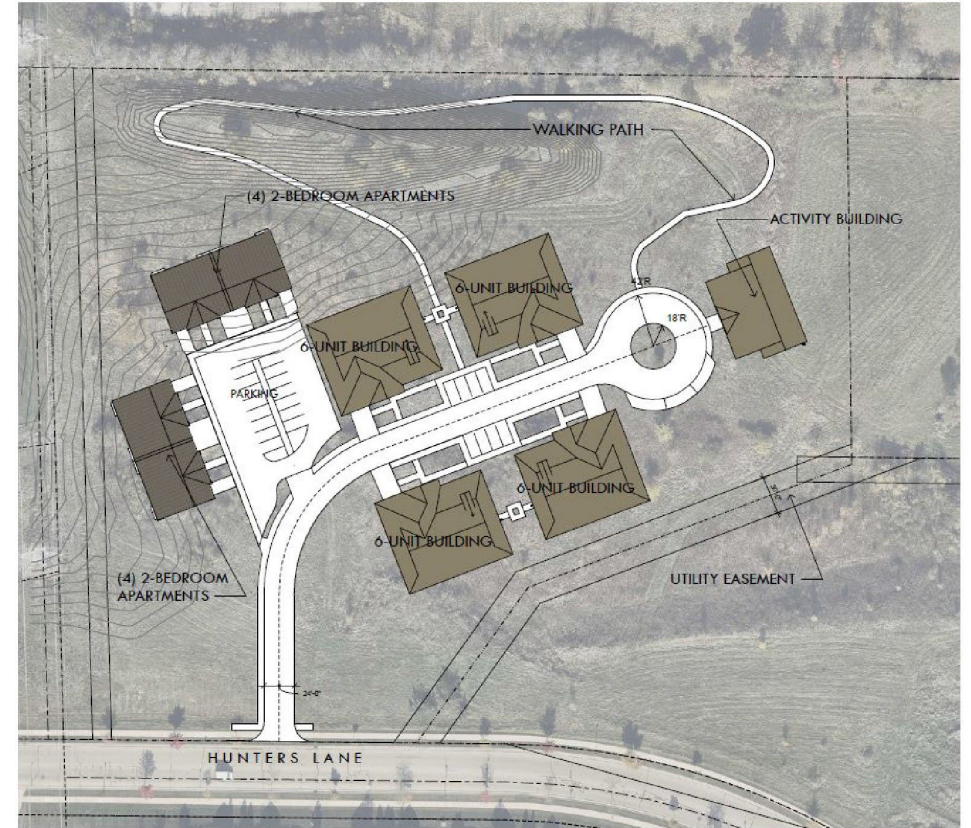
# Project Scope

- (32) total units
  - (24) 30% AMI SRO-equivalent, co-op style
  - (8) 60% AMI, 2BDRM townhome style
- Shared Activity Building
- Onsite property management and maintenance
- 24/7 supportive services for residents with autism



# Project Model and Partnerships

- Impact Seven
  - Developer
  - Property Manager
- Milwaukee Center for Independence
  - Supportive Services Delivery
- Woodside Prairie Inc



# Development Team

Developer: Impact Seven, Inc.

LIHTC Consultant: Baker Tilly

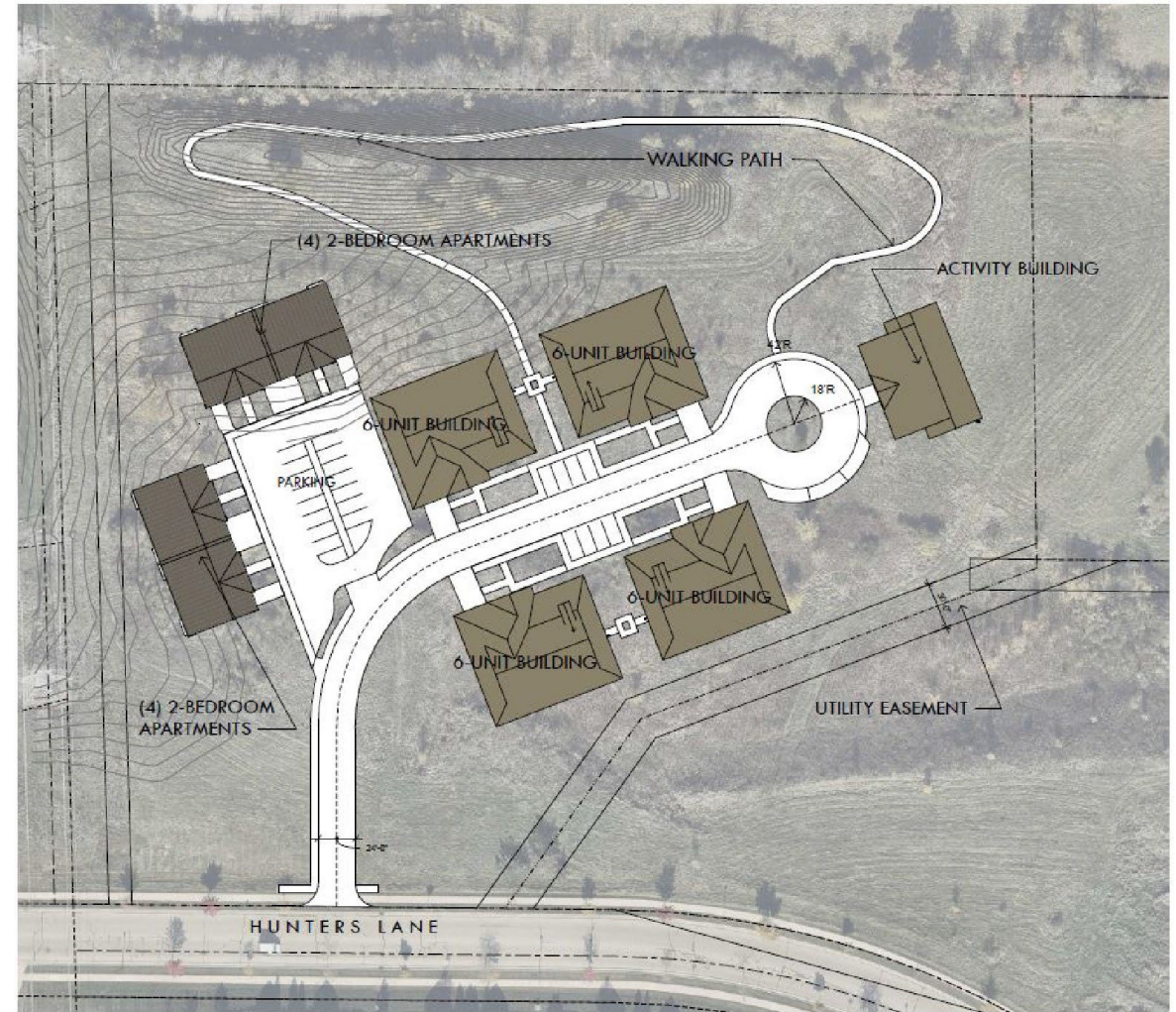
General Contractor: McShane  
Construction

Architect: Mark Paschke Architect and  
Associates, Inc.

Attorney: Husch Blackwell

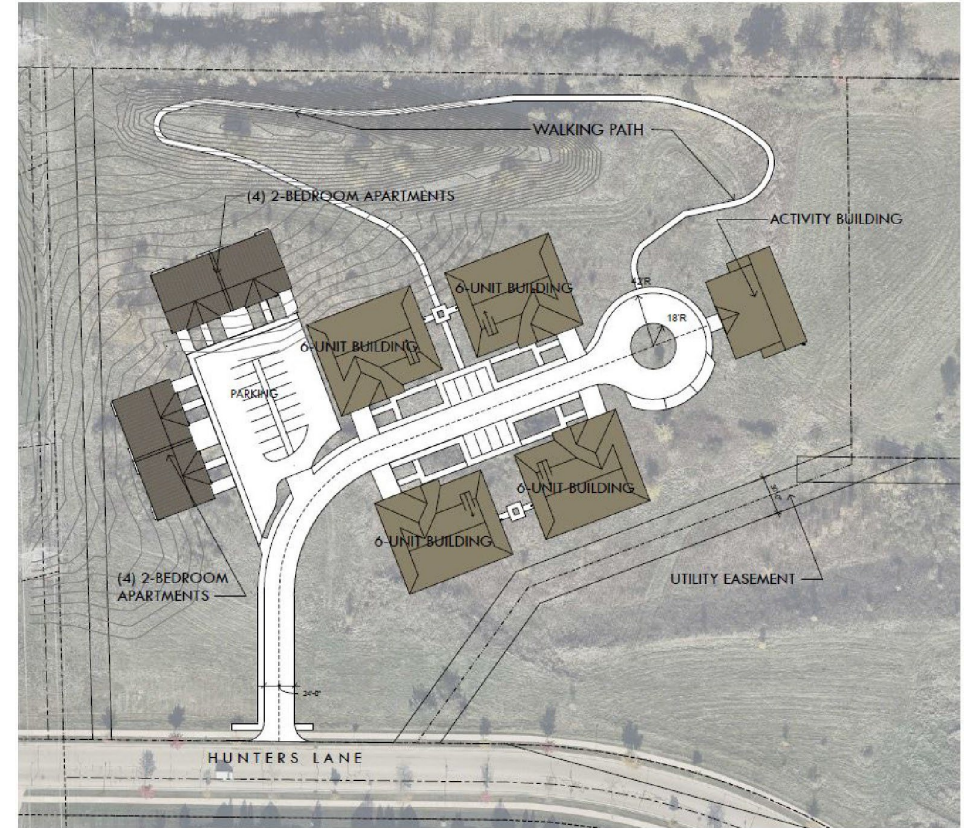
Tax Credit Investor: Redstone Equity

Permanent Lender: Johnson Bank



# Funding Sources

- Permanent Sources
  - WHEDA Tax Credit Equity
  - WHEDA MF Loan
  - WHEDA HTF
  - Waukesha Co. Consortium HOME
  - AHP?
- Construction Financing
  - Johnson Bank



# Timeline

- Q2 2022: Underwriting
- Q3 2022: Project state
- Q4 2023: Construction completion
- Q4 2023: Lease-up

