



COMMONWEALTH DEVELOPMENT CORPORATION OF AMERICA

2501 Parmenter St., Suite 300B

Middleton, WI 53562

www.commonwealthco.net

City of Platteville

Attn: Joe Carroll

75 N. Bonson Street,

Platteville, WI 53818

RE: Proposal Submission – Tower Road Housing Development

To Whom It May Concern:

Commonwealth Development Corporation of America (CDC) is pleased to submit our proposal for the Trail View Housing Development, specifically within Section 2 of the site. We commend the city of Platteville for its proactive approach to addressing local housing needs and appreciate the opportunity to partner on a development that will provide high-quality, attainable housing for the community.

Our proposed development is a 40-unit, new construction multifamily community designed to align with the City's vision for thoughtful growth, neighborhood compatibility, and long-term sustainability. The walk-up/townhome-style design provides an appropriate transition from surrounding residential uses while delivering much-needed housing for households earning between 30% and 80% of Area Median Income (AMI).

CDC brings extensive experience delivering similar developments across Wisconsin and the Midwest, including in communities comparable to scale to Platteville. Our vertically integrated model, combining development, design, construction, and property management, ensures efficiency, quality control, and long-term success.

We are enthusiastic about the opportunity to collaborate with the City to advance this development and deliver a project that meets Platteville's housing objectives. Thank you for your consideration, and we look forward to the opportunity to discuss our proposal further.

Sincerely,

Sam Warshauer

Development Associate

(262) 424-6047

s.warshauer@commonwealthco.net

Tyler Sheeran

Managing Vice President of Development

(608) 556-2939

t.sheeran@commonwealthco.net

TAB 1

Developer Experience





COMMONWEALTH DEVELOPMENT CORPORATION OF AMERICA

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Developer Experience – Commonwealth Development Corporation of America (CDC)

Firm Overview

Commonwealth Development Corporation of America (CDC) is a leading, majority-woman-owned national developer of affordable, workforce, and senior housing. Founded in 2001 in Fond du Lac, Wisconsin, CDC has developed more than 125 communities totaling over 8,000 units across 24 states. With a strong presence in Wisconsin and throughout the Midwest, CDC specializes in delivering high-quality housing in both urban and rural communities through strategic public-private partnerships.

CDC operates through a vertically integrated model that includes in-house development, architectural design (M+A Design), construction (Commonwealth Construction Corporation), and property management (Align Properties). This structure ensures efficiency, consistency, and quality control throughout all phases of the development, from concept through long-term operations. CDC's leadership team, Principals Kristi Morgan and Christopher Jaye, along with President of Development Dan Kroetz, brings over 80 years of combined experience and more than \$1.4 billion in housing development.

CDC has been recognized nationally for its performance and impact, including being named a Top 30 Affordable Housing Developer by Affordable Housing Finance annually from 2018 to 2024. The firm has successfully placed more than 70 developments in service since in the past 10 years and consistently delivers projects on time, on budget, and in alignment with community priorities. Additional detail regarding CDC's organizational structure, leadership experience, and project portfolio are provided in the attached materials, including additional firm history, resumes, and project portfolio.

Relevant Experience

CDC has extensive experience delivering housing developments across Wisconsin in communities of varying sizes, including rural, small-town, and mid-sized markets. This breadth of experience allows CDC to tailor development concepts to local conditions, whether addressing workforce housing demand in smaller communities or integrating higher-density, mixed-use elements in larger regional centers. CDC's work demonstrates a consistent ability to collaborate with municipalities, respond to community-specific housing needs, and execute developments that are both financially feasible and contextually appropriate.

The Corridor – Oshkosh, WI

The Corridor is a 55-unit, family-focused, mixed-income housing development currently under construction, with an anticipated placed-in-service date of Summer 2026. The project includes a mix of multifamily and townhome-style units, along with an integrated childcare center to support working families. Financing includes 4% Low-Income Housing Tax Credit (LIHTC) equity, HOME funds, municipal contributions, WEDC funding, City ARPA funds, and WHEDA



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Housing Trust Funds (HTF). This development highlights CDC's ability to integrate residential density and community-serving uses while coordinating closely with municipal partners.

700 Grand – Wausau, WI

700 Grand is a 50-unit, family-focused housing development currently under construction and expected to be placed in service in Fall 2026. The project incorporates 4% LIHTC equity alongside City funding, HOME-ARP funds, WEDC Brownfield assistance, and WHEDA HTF. Designed to serve a mix of low-income and qualifying populations, the development includes on-site community space and service coordination, demonstrating CDC's experience layering complex financing and delivering housing in regional markets.

Cedar Ridge – Medford, WI

Cedar Ridge is a family-focused workforce housing development that opened in Summer 2024 in a rural Wisconsin community. The project utilizes 9% LIHTC equity along with AHP, HOME, and County funding sources. Cedar Ridge demonstrates CDC's ability to deliver efficient, well-designed housing in smaller markets, aligning unit mix, density, and design with local demand and community character.

View 14 – Sheboygan, WI

View 14 is a 48-unit, family-focused mid-rise housing development located in Sheboygan, WI, completed in Fall 2024. The project was financed using 9% LIHTC equity in combination with ARPA, HOME, City of Sheboygan, and WHEDA HTF funding. Designed to provide high-quality, affordable housing in a growing community, View 14 reflects CDC's ability to deliver well-designed, higher-density multifamily developments that align with local housing needs and municipal priorities. The project demonstrates CDC's experience coordinating multiple public funding sources, working closely with local stakeholders, and delivering durable, professionally managed housing in a mid-sized Wisconsin market.

DEVELOPMENT



**It's more than just
development—
we call it inspiring a
community**



Since 2001, it has been Commonwealth's mission to develop quality, affordable housing. The Commonwealth Development team is unique in our breadth of knowledge, experience and ability to deliver housing that exceeds expectations which also adds value and enhances the lives of the residents we serve and the communities in which we work. We pursue these goals as a community partner by working closely with neighborhood leaders, urban planners, state and local organizations and governments.



For more information, go to:
www.commonwealthco.net

P: 608.824.2290

E: info@commonwealthco.net

DEVELOPMENT

We create or renovate housing that provides high-quality, affordable places for people to call home. Our multifamily housing portfolio encompasses a variety of building styles in communities across the United States.

FEATURED PROJECTS

COTTAGES & TOWNHOMES

- CHEROKEE PLACE
- MAGNOLIA POINTE APARTMENTS
- MISSION VILLAGE OF EVANS
- MISSION VILLAGE OF PECOS

North Branch, MN	48 Family Units
Florence, SC	24 Senior Units
Evans, CO	68 Family Units
Pecos, TX	60 Family Units

GARDEN-STYLE WALK-UPS

- 2OAKS APARTMENTS
- LYNNE VILLAGE
- PRESERVE AT CHATHAM PARKWAY
- SURF VIEW VILLAGE

New Orleans, LA	400 Family Units
Phoenix, AZ	96 Family Units
Savannah, GA	144 Family Units
Newport, OR	110 Family Units

HISTORIC & ADAPTIVE REUSE

- DUNBAR COMMONS
- FOURTEEN91 LOFTS
- HISTORIC APARTMENTS ON 4TH
- MUSKEGO SCHOOL APARTMENTS

Oklahoma City, OK	52 Senior Units
Muncie, IN	72 Family Units
Mandan, ND	39 Family Units
Muskego, WI	40 Family & Senior Units

MID-RISE

- CORNERSTONE COMMONS
- DELL RANGE SENIOR APARTMENTS
- THE EDGE FLATS ON SEWARD
- MEADOWLAWN PLAZA

Johnston, IA	62 Senior Units
Cheyenne, WY	40 Senior Units
Grand Rapids, MI	34 Family Units
Mitchell, SD	105 Family Units

** Active presence in 24 states: Alabama, Arizona, Colorado, Delaware, Georgia, Indiana, Iowa, Louisiana, Maryland, Michigan, Minnesota, Mississippi, North Carolina, North Dakota, Ohio, Oklahoma, Oregon, Pennsylvania, South Carolina, South Dakota, Texas, Utah, Wisconsin, Wyoming. We have the capability to enter new states and markets at any time.*



For more information, go to:

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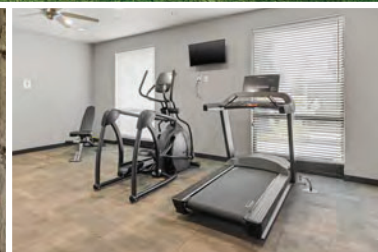
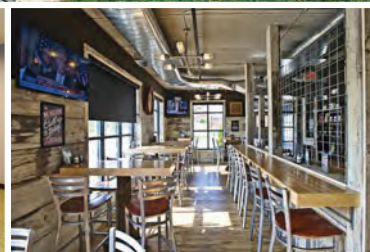
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MID-RISE



Location,
community &
quality living
starts here.



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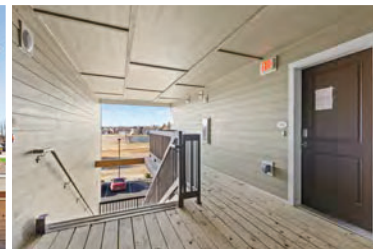
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GARDEN-STYLE WALK-UP



The ideal space to balance life, work & play.



For more information, go to:

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COTTAGES



Everything
you need
is all right
here.



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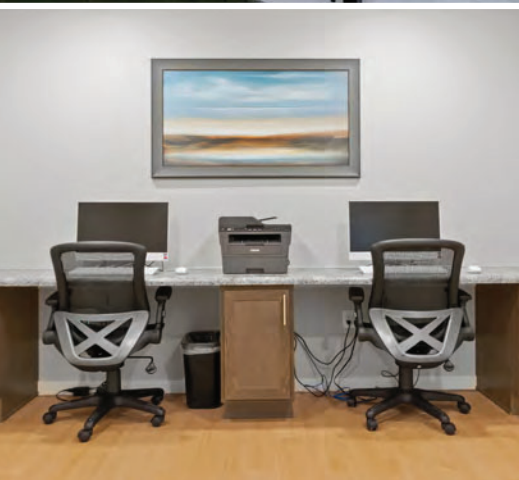
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TOWNHOMES



Modern amenities,
exceptional style.



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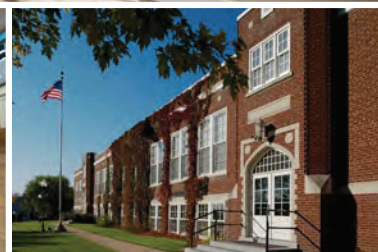
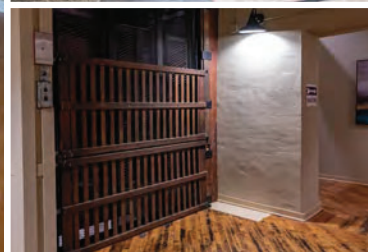
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HISTORIC



Restoring
beauty and
adding new
life.



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**Proudly One of the
Nation's Leading
Woman-Owned
Affordable Housing
Development Groups**



Learn more at www.commonwealthco.net



Kristi Morgan, **Principal**

- Brings over 30 years of experience in real estate development, including the IRS Section 42 Tax Credit Program, HUD Section 8 housing, and Tax-Exempt Bond Financing at local, state, and federal levels
- Provides strategic oversight while guiding development activities and organizational tactics for the company



WBENC

WOMEN'S BUSINESS ENTERPRISE
NATIONAL COUNCIL

JOIN FORCES. SUCCEED TOGETHER.

hereby grants

National Women's Business Enterprise Certification

to

COMMONWEALTH DEVELOPMENT CORPORATION OF AMERICA

who has successfully met WBENC's standards as a Women's Business Enterprise (WBE).

This certification affirms the business is woman-owned, operated and controlled and is valid through the date herein.

WBENC National WBE Certification was processed and validated by Women's Business Development Center - Midwest, a WBENC Regional Partner Organization.

Certification Granted: March 7, 2024

Expiration Date: March 15, 2026

WBENC National Certification Number: WBE2400783



Authorized by Emilia DiMenco, President &
CEO Women's Business Development Center -
Midwest

WBDC
IGNITES BUSINESS GROWTH

NAICS: 531390
UNSPSC: 80130000





STATE OF WISCONSIN
DEPARTMENT OF ADMINISTRATION

Tony Evers, Governor
Kathy Blumenfeld, Secretary
Jana Steinmetz, Administrator

CERTIFICATION

WI-13465 - WBE

The Department of Administration
Division of Enterprise Operations
having determined that

Commonwealth Development Corporation of America

*Has successfully met the certification requirements as outlined in
Wisconsin Administrative Code Adm. 83 and the policies adopted thereunder,
hereby grants the designation of*

Woman-Owned Business Enterprise

and is recognized as such until the expiration of registration and certification on

Expiration: November 18, 2027

NAICS Codes:

236116 New Multifamily Housing Construction (except Operative Builders)

NIGP Codes:

See online business directory at: <https://wisdp.wi.gov>

Product:

We specialize in developing affordable housing through the low-income housing tax credit (LIHTC) program.

Authorized By:

Libby Schmiedlin
Equal Opportunity Specialist

Libby Schmiedlin

Meet Kristi Morgan



PRINCIPAL

Commonwealth Development
Corporation

O: Middleton, WI

P: 920.238.3701

E: k.morgan@commonwealthco.net

Commonwealth is...

“ a company that prides itself on providing safe affordable housing for families in need. ”

Focus: Provides strategic leadership and oversight to the company to establish long-term goals, maximize revenues, and advance the company. Formulates and manages the company’s strategic and organizational tactics. Cultivates relationships to improve Commonwealth’s success by making a sound commitment to the team, long-term partners, and relationships with lenders, investors, professional partners, and the communities served.

Experience: Kristi has over 30 years of extensive experience in real estate management, development, real estate feasibility analysis, the IRS Section 42 Tax Credit Program, HUD Section 8 housing, Tax Exempt Bond Financing Programs on local, state, and federal levels, capital and operational budgeting, property inspection, and evaluation. She has been a developer and part-owner for multiple development, construction, and architectural design companies over her career. She received her Bachelor’s degree in Business from the University of Wisconsin-Madison.

Impressive Facts: Kristi has personally developed more than \$305 million dollars in affordable housing, netting over 2,900 units. As of 2023, Kristi increased her ownership stake in The Commonwealth Companies to 66.66%, making Commonwealth one of the nation’s largest, majority woman-owned, affordable housing development companies, and a WBENC-Certified WBE.

Fun Stuff: Kristi loves to travel, spend time with family and friends, being challenged and finding a way to overcome the challenge. She is also an avid reader.



For more information, go to:

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Meet Christopher Jaye



PRINCIPAL

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Commonwealth is...

“an opportunity to make a difference in our communities.”

Focus: Oversees all areas of the company, including portfolio performance and dispositions. Manages client, partner, and business relationships while helping to direct the company's vision. Establishes long-term goals, identifies profitable ventures, and provides leadership to continue to move the company forward.

Experience: Chris has over 25 years of experience in multifamily finance with a focus on affordable housing. Prior to concentrating on real estate development in 2007, Chris spent 12 years involved in the acquisition and syndication of affordable housing developments, most recently as a Vice President of Acquisitions for a national provider of debt and equity financing. He received his degree in Political Science from the University of Wisconsin - Madison.

Impressive Facts: Before focusing on development, Chris served two terms on the Affordable Housing Investors Council Board of Governors.

Fun Stuff: Chris enjoys spending time with his wife, three children, and one of his two dogs.



For more information, go to:

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Meet Daniel Kroetz



PRESIDENT - DEVELOPMENT AND DEVELOPMENT SERVICES

Commonwealth Development Corporation

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P: 608.438.8415

E: d.kroetz@commonwealthco.net

Commonwealth is...

“a team of talented individuals collectively focused on changing the lives of theirs by providing a safe, secure, and affordable place to call home.”

Focus: Providing leadership and oversight of development operations and corporate business operations. Dan works closely with developers and the development services staff to facilitate all phases of the development process in an efficient and successful manner.

Experience: Dan has 25 years of experience in the affordable housing industry. His experience stems from a variety of product types including mixed income developments, permanent supportive housing, substantial rehabilitations, historic and adaptive reuse projects, and new construction. In his career, he has been involved in the acquisition and development of over \$1 billion of affordable housing, spanning 75-plus projects and totaling more than 6,000 units. Dan attended the University of Wisconsin - Madison where he earned his Bachelor's degree in Finance, Investment & Banking and Real Estate & Urban Land Economics.

Impressive Facts: Dan has been involved with a dozen permanent supportive housing developments that garnered numerous awards. These developments addressed affordability while also providing the supportive services necessary to ensure that residents remained housed. These facilities provided housing options for veterans, persons recovering from mental illness, persons with hearing or vision loss, and the homeless.

Fun Stuff: Dan enjoys spending time with his wife and their two young children. Traveling to new places, boating, campfires, and cheering on the Wisconsin Badgers are a few of his favorite things.



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Meet Tyler Sheeran



MANAGING VICE PRESIDENT - DEVELOPMENT

Commonwealth Development Corporation

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P: 608.556.2939

E: t.sheeran@commonwealthco.net

Commonwealth is...

“ a company comprised of many dedicated individuals striving to make a difference in the world by providing top-tier affordable housing to communities in need. ”

Focus: Serves as the lead developer for new multifamily projects in Wisconsin, Iowa, North Dakota, and North Carolina, directing entitlement and permitting activities and working closely with local officials, community partners, landowners, and legal counsel to advance each deal.

Also manages the development support team, overseeing the preparation and submission of tax credit applications, guiding site control efforts, and ensuring the overall strength and continuity of the active development pipeline.

Experience: Tyler holds a Bachelor of Science in Finance with a minor in Economics from Winona State University. He began his career with The Commonwealth Companies as an intern in 2019 and has since advanced through several key roles, including Development Associate, Vice President of Development, and now serves as Managing Vice President of Development.

Impressive Facts: Since joining Commonwealth full-time in 2020, Tyler has worked on a wide range of projects across the country, including the acquisition and rehabilitation of existing apartment communities and the ground-up development of new construction. He has led the development of nearly 1,200 units featuring over \$340 million in total development costs.

Fun Stuff: In his free time, Tyler enjoys golfing, working out, and spending time with family and friends.



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Meet Justin R. Mitchell



SENIOR DEVELOPMENT PROJECT MANAGER

Commonwealth Development
Corporation

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P: 920.410.6180

E: j.mitchell@commonwealthco.net

Commonwealth is...

“a team of dedicated professionals committed to the high-impact work of creating quality affordable housing.”

Focus: Gap financing research and delivery; stakeholder engagement and community discovery; development conceptualization and coordination support; project completion and conversion; manages multiple projects to affect the timely conversion of financial sources and accurate reporting of metrics; collaborates with project teams and external partners including investors, lenders, housing finance agencies, PHAs, local officials, and consulting professionals.

Experience: Justin has more than 18 years of professional experience in affordable housing and local government services, including past leadership positions in Public Housing and homeownership development. While at Commonwealth, he has supported the development and long-term viability of more than 25 projects totaling over 1500 affordable housing units. He holds a Master of Science in Education Leadership and Policy, as well as a Bachelor of Arts in Philosophy, both from the University of Wisconsin-Oshkosh.

Impressive Facts: Justin's recent community engagement includes serving as Commissioner and Vice Chair of the City Plan Commission, co-authoring the Homeless Continuum Report, and serving on the Housing Needs Assessment advisory group. He provided volunteer project development support for two homeless housing initiatives that broke ground in 2022, and previously volunteered with the local Extension office as a Rent Smart tenant training partner.

Fun Stuff: Justin is an avid grower of native perennials, and is active in local efforts that create native urban prairie sites. He enjoys creating music, and prizes time spent with his family backpack camping and exploring outdoor spaces.



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Meet Sam Warshauer



DEVELOPMENT ASSOCIATE

Commonwealth Development Corporation

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P: 262.424.6047

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Commonwealth is...

“ a company that empowers communities by building the foundations for brighter futures and inclusive neighborhoods, where anyone and everyone has access to safe and affordable homes. ”

Focus: Provides support throughout the entire LIHTC development process, from initial conception to completion. Assists with various project phases, with the primary goal of achieving successful tax credit awards and contributing to the realization of affordable housing communities.

Experience: Sam earned his Bachelor of Business Administration from the University of Wisconsin-Madison, majoring in their nationally-ranked Real Estate and Urban Land Economics program. Prior to joining Commonwealth, Sam gained valuable data handling and analytical skills through an accounting internship. Additionally, Sam received his first real estate experience while taking on an internship at another leading affordable housing developer.

Impressive Facts: Sam was placed on the UW- Madison Dean's List a total of four times throughout his academic career due to his high grades and GPA.

Fun Stuff: Sam enjoys spending his free time outdoors and in nature. He also has a high desire to travel the world to see all of the different cultures and ways of life. On weekends, you can likely find Sam biking, running, or golfing on Madison's many golf courses and trails, as well as cheering on his favorite sports teams, the Milwaukee Brewers, Green Bay Packers, Milwaukee Bucks, and Wisconsin Badgers.



For more information, go to:

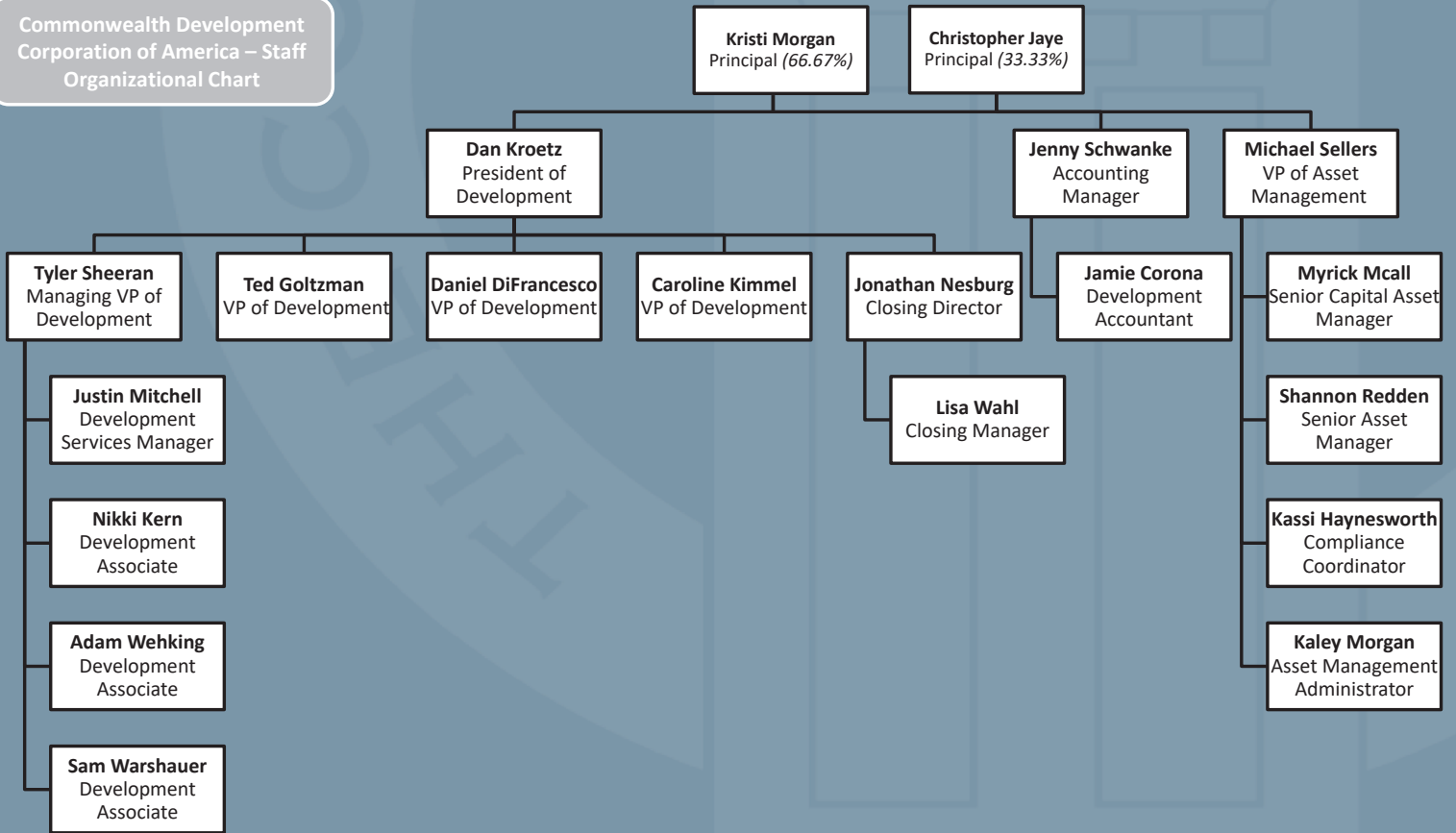
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Commonwealth Development Corporation of America – Staff Organizational Chart



Commonwealth Development Corporation of America - Comprehensive Portfolio (4.8.2026)

TC Award Yr/State	Development Name	Status	City	State	Total Units	LIHTC Units	Project Start (land ownership)	Placed In Service (PIS) Final Date	Building Types	Population	TC Funding Sources	Soft Funds	Estimated Total Dev. Costs
25-NC	Preserve at Forest Heights	Predevelopment	Gastonia	NC	52	52	2025-08-29	TBD	Walk-Ups	Family	LIHTC-9%	HOME, NCHFA Funds (WHLP)	\$ 17,961,623
25-KS	Ark River Residences	Predevelopment	Wichita	KS	42	42	TBD	TBD	Walk-Ups	Family	LIHTC-9% + STC	KHRC HOME, KHRC NHTF, City of Wichita HOME	\$ 13,061,935
25-WI	Austin Commons	Predevelopment	Milwaukee	WI	100	100	TBD	TBD	Midrise	Family	LIHTC 4% + STC	HTF, municipal, county	\$ 30,676,726
25-OH	Harding Station	Predevelopment	Marion	OH	72	72	TBD	TBD	Midrise	Family	LIHTC-9%	Housing Development Loan	\$ 19,531,293
24-MN	3rd Avenue Flats	Predevelopment	Dilworth	MN	44	44	2025-09-28	TBD	Midrise	Family	LIHTC-4%	MHFA Soft Funds, Energy Rebate	\$ 16,718,842
25-CO	The Marq	Predevelopment	Trinidad	CO	40	40	2025-07-08	TBD	Walk-Ups	Family	LIHTC-9%+STC	Housing Now City Funds	\$ 18,146,273
24-CO	Jet Wing Flats	Construct	Colorado Springs	CO	68	68	2025-11-28	TBD	Midrise	Family	LIHTC-4% + STC	Colorado Health Foundation Grant, City HOME, DOH Funds	\$ 30,126,465
25-OR	Valley Vista	Construct	McMinnville	OR	96	96	2025-11-30	TBD	Walk-Ups	Family	LIHTC-4%	LIFT	\$ 41,484,157
23-OK	Maplewood Village	Construct	Tulsa	OK	127	127	2023-08-07	TBD	Midrise	Family	LIHTC-4%	PartnerTulsa	\$ 33,527,522
24-NC	Enclave at Forest Heights	Construct	Gastonia	NC	48	48	2025-08-30	TBD	Walk-Ups	Family	LIHTC-9%	HOME, NCHFA Funds (WHLP)	\$ 17,500,000
24-IA	The Collective on 13th	Construct	Charles City	IA	40	40	2023-04-16	TBD	Walk-Ups	Family	LIHTC-9%	HTF	\$ 12,057,978
24-WI	700 Grand	Construct	Wausau	WI	50	50	2025-07-09	TBD	Midrise	Family	LIHTC-4%	City Funds, HOME-ARP, WEDC Brownfield, WHEDA HTF	\$ 17,637,182
24-WI	The Corridor	Construct	Oshkosh	WI	55	55	2025-02-21	TBD	Midrise & Townhomes	Family	LIHTC-4%	HOME, municipal, WEDC, City ARPA, WHEDA HTF	\$ 16,152,570
23-NC	Fairhaven Meadows	Construct	Brevard	NC	42	42	2023-12-29	TBD	Walk-Ups	Family	LIHTC-9%	HOME, Municipal, Secondary Credit Union Financing	\$ 15,964,426
22-NC	Fairhaven Glen	Construct	Charlotte	NC	140	140	2021-12-31	TBD	Walk-Ups	Family	LIHTC-4%	CITY HTF, Income from operations	\$ 51,407,713
22-TX	Commons at St. Anthony's	Construct - Dev	Amarillo	TX	124	124	2022-07-25	TBD	Historic	Senior	LIHTC-9%	NHTF, ARPA	\$ 34,317,163
22-NC	Fairhaven Summit	In Service	Asheville	NC	77	77	2022-05-01	2025-10-31	Midrise	Family	LIHTC-9%	HOME, HTF (city), Buncombe County AHSP	\$ 23,911,275
23-ND	NEX Senior	In Service	Fargo	ND	40	40	2024-06-20	2025-05-28	Midrise	Senior	LIHTC-9%	HOME, HTF	\$ 15,032,834
23-WI	Portside Lofts	In Service	Algoma	WI	40	40	2024-07-29	2025-08-15	Midrise	Family	LIHTC-9%	HTF, TIF	\$ 12,356,810
23-IA	East High Lofts	In Service	Sioux City	IA	41	41	2024-07-22	2025-11-10	Historic	Family	LIHTC-9%	CITY	\$ 19,204,882
21-SC	Carrington Manor	In Service	Beaufort	SC	64	64	2022-04-21	2025-11-14	Highrise	Senior	LIHTC-9%	HOME, State HTF, BJ HTF, SCDMH	\$ 20,376,425
23-OR	Pacific Flats	In Service	Phoenix	OR	72	72	2024-02-28	2025-04-29	Walk-Ups	Family	LIHTC-4%	LIFT	\$ 25,180,384
23-AZ	The Abbott	In Service	Bullhead City	AZ	66	66	2023-08-24	2025-04-10	Walk-Ups	Family	LIHTC-9%	Municipal	\$ 22,802,064
23-GA	Carrington Town Center	In Service	Richmond Hill	GA	29	29	2023-06-28	2025-01-05	Midrise	Senior	LIHTC-9%	County	\$ 14,967,222
22-WI	Cedar Ridge	In Service	Medford	WI	40	40	2022-10-25	2024-07-22	Walk-Ups	Family	LIHTC-9%	AHP, HOME, County	\$ 11,240,628
23-IA	Hawthorne Pointe	In Service	Bondurant	IA	40	36	2023-08-31	2024-08-05	Walk-Ups & Townhomes	Family	LIHTC-4%	County ARPA	\$ 12,971,779
23-NC	Fairhaven Place	In Service	Gastonia	NC	200	200	2022-07-19	2024-08-15	Walk-Ups	Family	LIHTC-4%	CF Private Line	\$ 51,106,651
22-WI	View 14	In Service	Sheboygan	WI	48	40	2023-02-24	2024-09-17	Midrise	Family	LIHTC-9%	ARPA, HOME, CITY, HTF	\$ 12,719,229
23-WI	Aspen Grove	In Service	Barron	WI	40	40	2022-12-20	2024-05-30	Townhomes	Family	LIHTC-9%	AHP, HOME	\$ 10,541,009
21-MI	Lexington School Apartments	In Service	Grand Rapids	MI	39	39	2021-07-21	2025-01-10	Historic & Midrise	Senior	LIHTC-9%	HOME, ARPA	\$ 16,417,065
23-AZ	The Cove	In Service	Phoenix	AZ	88	88	2022-12-15	2025-02-12	Walk-Ups	Family	LIHTC-9%	N/A	\$ 23,928,433
22-OR	Renaissance Flats	In Service	Talent	OR	72	72	2022-06-17	2023-09-29	Walk-Ups	Family	LIHTC-4%	LIFT	\$ 24,367,889
22-WI	Superior View Cottages	In Service	Ashland	WI	50	50	2022-09-20	2024-02-29	Cottages	Family	LIHTC-4%	AHP, HOME	\$ 16,112,647
22-WI	Greenway Cottages	In Service	Mosinee	WI	24	24	2022-08-31	2023-08-01	Cottages	Family	LIHTC-9%	AHP, HOME, ARPA	\$ 7,693,679

TC Award Yr/State	Development Name	Status	City	State	Total Units	LIHTC Units	Project Start (land ownership)	Placed In Service (PIS) Final Date	Building Types	Population	TC Funding Sources	Soft Funds	Estimated Total Dev. Costs
21-WI	Statesburg Apartments	In Service	Kaukauna	WI	74	74	2022-02-28	2022-12-02	Walk-Ups	Senior	LIHTC-9%	City General Fund	\$ 14,534,460
21-WI	Brooke Street Lofts	In Service	Fond du Lac	WI	62	62	2021-01-25	2023-10-31	Historic	Family	LIHTC-4% + STC	HOME, AHP, CDI Grant, CDBG	\$ 19,915,822
21-MN	Water's Edge Apartments	In Service	Winona	MN	41	41	2021-07-14	2022-09-15	Midrise	Family	LIHTC-9%	TIF	\$ 13,032,674
21-MI	Century Terrace & Harborview	In Service	Manistee	MI	167	167	2021-12-07	2022-02-02	Highrise	Senior	LIHTC-9%	N/A	\$ 20,738,875
22-CO	The Village at Solid Rock	In Service	Colorado Springs	CO	77	77	2022-04-15	2024-08-05	Midrise	Family	LIHTC-4% + STC	HOME, HTF	\$ 21,387,800
21-OR	53rd Flats	In Service	Corvallis	OR	100	100	2021-09-30	2024-05-01	Walk-Ups	Family	LIHTC-4%	LIFT	\$ 31,620,127
21-WY	Dell Range Senior	In Service	Cheyenne	WY	40	40	2021-08-27	2023-03-27	Midrise	Senior	LIHTC-9%	HOME	\$ 9,317,113
21-ND	Eagle Flats	In Service	Jamestown	ND	33	33	2021-07-16	2022-12-29	Midrise	Family	LIHTC-9%	N/A	\$ 10,975,512
21-OK	Southern Commons	In Service	Oklahoma City	OK	97	97	2021-03-02	2023-08-01	Midrise	Senior	LIHTC-9%	N/A	\$ 17,030,012
20-MN	Hilltop Cottages	In Service	Pine City	MN	35	35	2021-08-27	2021-11-22	Cottages	Family	LIHTC-4%	EDHC	\$ 9,568,560
20-CO	Salida Ridge (Confluent Park Apts)	In Service	Salida	CO	48	48	2020-12-04	2022-12-08	Midrise	Family	LIHTC-9%	DOLA/City of Salida CDBG	\$ 13,066,542
20-WI	Spartan Lofts	In Service	Sparta	WI	40	40	2020-12-16	2022-05-19	Historic	Family	LIHTC-9%	HOME, AHP	\$ 11,493,516
20-LA	The Reveal	In Service	New Orleans	LA	150	150	2020-05-22	2022-03-11	Midrise	Family	LIHTC-4%	CDBG, HOME, PILOT	\$ 44,461,929
21-MN	North Moorhead Village	In Service	Moorhead	MN	46	46	2021-04-01	2023-06-30	Cottages	Family	LIHTC-4%	HOME	\$ 11,761,801
20-AZ	Lynne Village	In Service	Phoenix	AZ	96	96	2020-05-15	2021-12-29	Walk-Ups	Family	LIHTC-9%	None	\$ 24,174,523
20-WI	The Ace Apartments	In Service	Madison	WI	70	59	2020-07-24	2021-12-14	Midrise	Family	LIHTC-9%	HOME	\$ 20,260,310
20-WI	Horicon School Apartments	In Service	Horicon	WI	40	40	2020-07-01	2021-06-30	Historic	Family	LIHTC-9%	HOME	\$ 11,345,342
19-WI	Muskego School Apartments	In Service	Muskego	WI	40	34	2019-12-30	2020-11-30	Historic & Townhomes	School: Sr Twnhms: Family	LIHTC-9%	HOME	\$ 11,480,522
20-WI	River Flats Apartments	In Service	Janesville	WI	92	92	2020-02-28	2021-04-29	Highrise	Family	LIHTC-4% + STC	NHTF, CDBG, HOME	\$ 19,985,415
19-MI	The Edge Flats on Seward	In Service	Grand Rapids	MI	34	34	2019-10-21	2020-11-19	Midrise	Family	LIHTC-9%	HOME	\$ 8,851,294
20-IN	Historic Walnut Square	In Service	Terre Haute	IN	40	40	2020-08-24	2022-11-14	Historic & Townhomes	Family	LIHTC-9%	AHP & IHCD Loan	\$ 12,852,200
18-WI	The Element on Main	In Service	Sun Prairie	WI	240	174	2018-01-02	2019-07-01	Walk-Ups	Family	LIHTC-4% + STC	N/A	\$ 29,943,346
17-WI	The Royal	In Service	Madison	WI	48	40	2017-09-28	2018-11-18	Midrise	Family	LIHTC-9%	HOME, AHP	\$ 11,258,705
17-WI	Parkcrest Apartments	In Service	Madison	WI	128	128	2017-11-01	2018-12-01	Walk-Ups	Family	LIHTC-4%	N/A	\$ 19,306,478
16-SD	Meadowlawn Plaza	In Service	Mitchell	SD	105	105	2015-12-01	2017-12-01	Lowrise	Family	LIHTC-9%	HA	\$ 5,333,331
16-LA	2 Oaks Apartments	In Service	New Orleans	LA	400	388	2016-07-29	2018-09-01	Walk-Ups	Family	LIHTC-4% + FHA	HOME	\$ 53,648,435
15-WI	Pioneer Ridge Apartments	In Service	Wisconsin Dells	WI	72	61	2015-11-20	2016-10-26	Cottages	Family	LIHTC-9%	HOME	\$ 11,957,535
14-LA	Fairview Crossing	In Service	Lake Charles	LA	275	270	2014-11-20	2015-12-01	Walk-Ups	Family	LIHTC-4%	HOME	\$ 53,649,435
14-IN	Eastland Apartments	In Service	Evansville	IN	161	161	2014-07-31	2015-04-22	Walk-Ups	Family	LIHTC-4%	IHCDA	\$ 12,688,115
15-WI	Monroe Street Apts	In Service	Waterloo	WI	24	24	2015-04-07	2015-12-30	Midrise	Family	LIHTC-9%	HOME, AHP, TIF	\$ 4,310,955
14-WI	Ridgecrest Apartments	In Service	Madison	WI	127	127	2014-10-06	2015-11-02	Walk-Ups	Family	LIHTC-4%	City Loan	\$ 16,130,098
13-SD	The Landings	In Service	Mitchell	SD	31	27	2013-11-01	2014-06-19	Townhomes	Family	LIHTC-9%	N/A	\$ 4,704,790
13-WI	Globe Apartments	In Service	Watertown	WI	48	44	2013-06-01	2014-08-15	Highrise	Family	LIHTC-9%	N/A	\$ 8,649,527
12-IA	Cornerstone Commons	In Service	Johnston	IA	62	55	2012-03-05	2013-01-24	Midrise	Senior	LIHTC-9%	N/A	\$ 10,198,906

***In Service-Dev projects are those that CDC acted as lead developer, but no longer hold ownership**

TC Award Yr/State	Development Name	Status	City	State	Total Units	LIHTC Units	Project Start (land ownership)	Placed In Service (PIS) Final Date	Building Types	Population	TC Funding Sources	Soft Funds	Estimated Total Dev. Costs
11-IN	Waterview Apartments	In Service	Lawrenceburg	IN	64	64	2011-06-23	2013-08-15	Walk-ups	Family	LIHTC-9%	N/A	\$ 7,102,504
11-WI	Auxiliary Court	In Service	West Bend	WI	59	55	2011-04-26	2012-04-23	Midrise	Senior	LIHTC-9%	WPF	\$ 10,045,908
11-WI	Lynndale Village	In Service	Appleton	WI	60	52	2011-03-08	2012-01-27	Midrise & Cottages	Senior	LIHTC-9%	HOME	\$ 9,401,552
10-WI	Mission Village of Sheboygan	In Service	Sheboygan	WI	76	73	2010-12-29	2011-10-26	Cottages	Family	LIHTC-9%	HOME	\$ 13,207,726
10-WI	Park Place	In Service	Reedsburg	WI	48	43	2010-12-17	2012-01-31	Midrise	Senior	LIHTC-9%	TIF	\$ 6,390,000
09-WI	Fond du Lac Townhomes	In Service	Fond du Lac	WI	48	48	2009-12-15	2010-11-05	Townhomes	Family	LIHTC-9%	HOME, TCAP	\$ 10,599,396
09-WI	Mission Village of Menasha	In Service	Menasha	WI	66	66	2009-11-24	2010-08-24	Cottages	Senior	LIHTC-9%	HOME	\$ 11,938,127
10-WI	Harborside Commons	In Service	Kenosha	WI	89	81	2010-07-28	2011-07-27	Midrise	Senior	LIHTC-9%	TCAP	\$ 12,688,000
08-WI	Woodside Terrace	In Service	Beloit	WI	120	116	2007-04-03	2008-01-30	Walk-Ups	Family	LIHTC-9%	N/A	\$ 7,820,000
01-WI	Algonquin Manor	In Service	Brown Deer	WI	80	34	2001-09-02	2002-06-30	Walk-Ups	Senior	LIHTC-9%	N/A	\$ 7,130,000
19-SC	Magnolia Pointe Apartments	In Service - Dev	Florence	SC	24	24	2019-10-16	2021-04-30	Cottages	Senior	LIHTC-9%	HTF & HOME	\$ 4,356,263
19-CO	Mission Village of Evans	In Service - Dev	Evans	CO	68	68	2019-08-15	2020-11-20	Cottages & Townhomes	Family	LIHTC-9%	CDBG-DR	\$ 18,711,867
19-TX	Avenue Commons	In Service - Dev	Andrews	TX	60	50	2019-04-18	2020-04-09	Walk-Ups	Family	LIHTC-9%	City & 3rd party	\$ 11,064,317
18-GA	Preserve at Chatham Parkway	In Service - Dev	Savannah	GA	144	144	2018-08-29	2019-11-25	Walk-Ups	Family	LIHTC-4% + STC	N/A	\$ 24,257,981
19-OR	Surf View Village	In Service - Dev	Newport	OR	110	110	2019-05-15	2020-10-01	Walk-Ups	Family	LIHTC-4%	LIFT	\$ 23,798,840
18-WI	Barton School Apartments	In Service - Dev	West Bend	WI	40	34	2018-12-28	2019-12-23	Historic & Townhomes	Family	LIHTC-9%	HOME	\$ 9,718,701
18-WI	Friar House Flats	In Service - Dev	Green Bay	WI	40	34	2018-12-20	2020-02-25	Historic & Townhomes	Family	LIHTC-9%	HOME	\$ 8,884,966
18-MN	15th Street Flats	In Service - Dev	Willmar	MN	47	47	2018-08-31	2019-08-30	Midrise	Family	LIHTC-9%	N/A	\$ 9,208,321
18-OR	Sunset Village	In Service - Dev	Albany	OR	40	40	2018-08-30	2019-12-20	Walk-Ups	Family	LIHTC-9%	GHAP	\$ 9,874,010
18-OK	Dunbar Commons	In Service - Dev	Oklahoma City	OK	52	52	2018-08-24	2020-01-28	Historic	Family	LIHTC-9%	N/A	\$ 11,378,940
18-ND	The Edge Artist Flats	In Service - Dev	Fargo	ND	42	42	2018-10-10	2019-07-30	Midrise	Family	LIHTC-9%	NHTF	\$ 9,536,165
19-MN	Cherokee Place	In Service - Dev	North Branch	MN	48	48	2019-12-01	2020-09-30	Cottages	Family	LIHTC-4%	MHFA Soft Funds	\$ 11,587,078
18-WY	Mission Village of Cheyenne	In Service - Dev	Cheyenne	WY	41	41	2018-09-14	2020-01-21	Walk-Ups	Family	LIHTC-9%	HOME	\$ 8,398,510
18-WI	Cottages on Main	In Service - Dev	Hortonville	WI	40	34	2018-04-19	2019-03-12	Cottages & Townhomes	Family	LIHTC-9%	HOME, AHP	\$ 7,548,179
18-IN	Fourteen91 Lofts	In Service - Dev	Muncie	IN	72	72	2018-11-28	2019-04-15	Historic	Family	LIHTC-9%	IHCDA Dev. Fund	\$ 14,921,235
18-MN	White Pines Apartments	In Service - Dev	Cloquet	MN	35	35	2018-09-26	2019-10-23	Midrise	Family	LIHTC-9%	N/A	\$ 8,797,296
17-ND	Historic Apartments on 4th	In Service - Dev	Mandan	ND	39	39	2017-11-15	2018-12-18	Historic	Family	LIHTC-9%	NHTF	\$ 9,236,008
16-CO	The Ridge	In Service - Dev	Colorado Springs	CO	60	60	2016-10-14	2021-01-25	Walk-Ups	Family	LIHTC-9%	HOME	\$ 18,524,174
17-SC	Attwood Pointe Apartments	In Service - Dev	Florence	SC	52	52	2017-08-16	2018-09-27	Walk-Ups	Family	LIHTC-9%	HOME	\$ 8,945,944
16-WI	Beacon Avenue Cottages	In Service - Dev	New London	WI	40	34	2016-12-08	2017-10-25	Cottages	Family	LIHTC-9%	AHP	\$ 7,305,944
17-WI	Lawler School Lofts	In Service - Dev	Prairie du Chien	WI	40	34	2017-08-04	2018-07-16	Historic	Family	LIHTC-9%	HOME, AHP	\$ 10,446,104
17-WI	Parish School Apartments	In Service - Dev	Fond du Lac	WI	47	34	2017-02-24	2018-02-15	Historic & Cottages	Family	LIHTC-9%	AHP	\$ 10,133,617
17-IN	Garden View Senior Apartments	In Service - Dev	Elkhart	IN	55	55	2017-03-30	2018-06-28	Historic	Senior	LIHTC-9%	DINO, IHCDA Dev. Fund	\$ 10,845,767
16-IN	Little Crow Lofts	In Service - Dev	Warsaw	IN	42	42	2016-12-14	2017-11-30	Historic	Family	LIHTC-9%	DINO, IHCDA Dev. Fund	\$ 8,755,533

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16-WI	Mission Village of Kaukauna	In Service - Dev	Kaukauna	WI	60	51	2016-08-05	2017-11-17	Cottages	Family	LIHTC-9%	N/A	\$ 9,760,513
15-WI	Historic Berlin School Apts.	In Service - Dev	Berlin	WI	40	34	2015-12-29	2017-04-24	Historic	Family	LIHTC-9%	AHP	\$ 7,762,030
15-WI	Mission Village of Dodgeville	In Service - Dev	Dodgeville	WI	40	34	2015-10-23	2016-10-25	Cottages	Family	LIHTC-9%	HOME, AHP	\$ 7,030,976
16-IN	Historic Blue Bell Lofts	In Service - Dev	Columbia City	IN	52	52	2016-02-16	2017-02-03	Historic	Senior	LIHTC-9%	DINO, IHCD Dev. Fund	\$ 9,990,985
15-UT	Station Square	In Service - Dev	Roy	UT	31	25	2015-12-23	2017-01-25	Midrise	Senior	LIHTC-9%	HOME	\$ 5,942,400
15-TX	Mission Village of Jacksonville	In Service - Dev	Jacksonville	TX	48	48	2015-09-15	2016-08-31	Cottages	Family	LIHTC-9%	HOME	\$ 8,022,509
15-TX	Mission Village of Monahans	In Service - Dev	Monahans	TX	49	44	2015-06-29	2016-10-28	Cottages	Family	LIHTC-9%	HOME	\$ 9,005,679
15-CO	Mission Village of Greeley	In Service - Dev	Greeley	CO	50	50	2015-10-21	2016-11-29	Cottages & Townhomes	Family	LIHTC-9%	CDBG	\$ 13,284,181
14-WI	Elementary School Apartments	In Service - Dev	Schofield	WI	36	33	2014-12-23	2015-11-30	Historic & Townhomes	Family	LIHTC-9%	HOME	\$ 6,774,808
15-WI	Newbury Place	In Service - Dev	Ripon	WI	40	40	2015-04-10	2016-08-19	Historic & Townhomes	Family	LIHTC-9%	AHP	\$ 6,604,398
14-WI	Union Square Apartments	In Service - Dev	Appleton	WI	50	50	2014-11-13	2015-10-29	Midrise & Townhomes	Family	LIHTC-9%	HOME, TIF	\$ 8,421,670
14-TX	Mission Village of Pecos	In Service - Dev	Pecos	TX	60	49	2014-12-17	2016-02-17	Cottages	Family	LIHTC-9%	HOME, TIF	\$ 7,869,084
13-WI	Historic Lincoln School	In Service - Dev	Shawano	WI	24	24	2013-12-17	2014-09-30	Historic	Family	LIHTC-9%	HOME	\$ 3,946,380
13-WI	Jefferson Street Apartments	In Service - Dev	Ripon	WI	24	23	2013-10-31	2014-10-21	Midrise & Townhomes	Family	LIHTC-9%	AHP	\$ 3,782,625
14-OK	Mission Village of Tahlequah	In Service - Dev	Tahlequah	OK	24	21	2014-03-04	2014-12-10	Cottages	Senior	LIHTC-9%	N/A	\$ 3,677,505
12-WI	Riverside Senior Apartments	In Service - Dev	Fond du Lac	WI	46	41	2012-10-24	2014-06-25	Highrise	Senior	LIHTC-9%	HOME, AHP	\$ 7,428,724
12-WI	The Village on Water	In Service - Dev	Marinette	WI	49	42	2012-11-19	2013-11-26	Cottages & Townhomes	Family	LIHTC-9%	HOME, AHP	\$ 8,633,820
12-WI	Indianhead Cottages	In Service - Dev	Mosinee	WI	24	23	2012-04-16	2012-11-26	Cottages	Family	LIHTC-9%	HOME	\$ 4,662,973
12-WI	Pleasant View Townhomes	In Service - Dev	Plymouth	WI	24	23	2012-03-28	2012-11-30	Townhomes	Family	LIHTC-9%	HOME	\$ 5,151,196
11-WI	Trinity Artist Square	In Service - Dev	Fond du Lac	WI	35	35	2011-10-31	2012-11-06	Townhomes	Family	LIHTC-9%	CDBG	\$ 8,587,475
11-WI	Western Townhomes	In Service - Dev	Neenah	WI	68	64	2011-12-22	2012-11-26	Townhomes	Family	LIHTC-9%	N/A	\$ 12,732,549
10-WI	Townhomes at Craftsman Village	In Service - Dev	Plover	WI	44	44	2010-12-02	2011-09-29	Cottages & Townhomes	Family	LIHTC-9%	HOME	\$ 8,265,113
07-WI	Prince Hall Village	In Service - Dev	Milwaukee	WI	24	24	2007-11-15	2008-08-19	Midrise	Family	LIHTC-9%	N/A	\$ 6,606,000
06-WI	Fond du Lac Center	In Service - Dev	Milwaukee	WI	24	24	2006-11-30	2007-08-31	Midrise	Family	LIHTC-9%	N/A	\$ 6,231,000
14-WI	Park View Apartments	Turnkey	Antigo	WI	84	84	2014-07-15	2015-06-18	Rehab	Senior	LIHTC-9%	HOME, AHP	\$ 7,479,017
09-WI	Evergreen Manor	Turnkey	Rhineland	WI	50	50	2009-06-05	2011-06-06	Midrise	Senior	EXCHANGE-9%	FHLB, HUD ARRA Grant	\$ 8,084,000
06-WI	Historic West Elementary	Turnkey	Rhineland	WI	24	24	2006-11-20	2008-10-01	Historic	Senior	LIHTC-9%	N/A	\$ 4,977,000
10-WI	Lisbon Terrace	Sold	Milwaukee	WI	24	24	2010-06-28	2011-06-22	Midrise	Family	EXCHANGE-9%	N/A	\$ 5,860,846
10-WI	William A. Passavant	Sold	Milwaukee	WI	51	51	2010-07-16	2011-07-06	Historic	Senior	LIHTC-9%	N/A	\$ 9,659,387
08-WI	St. Peter's RCAC	Sold	Fond du Lac	WI	46	43	2008-05-16	2009-08-27	Historic & Midrise	Senior	LIHTC-9%	HOME, AHP	\$ 8,074,000
05-WI	New Village	Sold	Milwaukee	WI	24	24	2005-05-11	2006-06-29	Townhomes	Family	LIHTC-9%	N/A	\$ 5,678,000
04-WI	Mission Village of Plover II	Sold	Plover	WI	24	22	2005-05-11	2005-12-28	Cottages	Family	LIHTC-9%	N/A	\$ 2,942,000
04-WI	Craftsman Village of Appleton	Sold	Menasha	WI	64	64	2003-04-24	2004-04-27	Townhomes	Family	LIHTC-9%	FHA	\$ 7,453,000
03-WI	Mission Village of Plover I	Sold	Plover	WI	36	35	2003-04-24	2011-09-29	Cottages & Townhomes	Family	LIHTC-9%	HOME	\$ 3,891,000

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02-WI	Craftsman Village of Plover	Sold	Plover	WI	40	39	2002-04-30	2003-06-28	Cottages & Townhomes	Senior	LIHTC-9%	N/A	\$ 4,232,000
02-WI	Sedgemoor Apartments	Sold	Elkhorn	WI	48	48	2001-02-14	2003-05-29	Midrise	Senior	LIHTC-9%	AHP & HOME	\$ 4,280,874
03-WI	Brookstone Commons	Sold	Neenah	WI	52	48	2003-04-01	2004-09-30	Midrise	Senior	LIHTC-9%	N/A	\$ 4,640,200
09-WI	Madison Place	Sold	Beaver Dam	WI	62	55	2009-06-10	2010-10-18	Midrise	Senior	LIHTC-9%	TIF	\$ 6,992,000
01-WI	Marquette Manor	Sold	Milwaukee	WI	74	32	2000-08-24	2001-11-06	Midrise	Senior	LIHTC-9%	TIF	\$ 6,320,000
	TOTALS	141	Projects		9010	8605							\$ 1,970,133,668

TAB 2

Desired Section





Desired Section – Section 2



Section 2 represents the most suitable location for a multifamily development due to its combination of size, access, and infrastructure availability. At approximately 4.5 acres, the site is well-scaled to accommodate a 40 unit family development at an appropriate density without overbuilding the surrounding area. The section benefits from direct frontage along Lincoln Street, where both water, sanitary, and power services are already available along the western boundary, minimizing the need for costly infrastructure extensions and supporting efficient project feasibility. Additionally, access from both Lincoln Street and Madison Street allows for well-designed ingress and egress, improving circulation and site functionality.

The parcel's natural slope to the east further supports site design opportunities such as walk-out units, efficient drainage, and reduced grading costs. Its adjacency to residential neighborhoods also makes it a natural transition point for multifamily housing, providing compatibility with surrounding uses while increasing density in a logical and community-supported location. Collectively, these factors make Section 2 the most practical, efficient, and contextually appropriate area within the Trail View site for a multifamily development.

TAB 3

Development Description





COMMONWEALTH DEVELOPMENT CORPORATION OF AMERICA

2501 Parmenter St., Suite 300B

Middleton, WI 53562

www.commonwealthco.net

Development Description & Comparable Projects

Proposed Development Overview

The proposed development will consist of a thoughtfully designed walk-up/townhome-style multifamily community, intentionally scaled to create a natural and compatible transition from surrounding single-family residential uses. Unlike a midrise or high-rise structure, this approach maintains neighborhood character while still delivering much-needed housing density.

The development will include 40 residential units, consisting of a mix of 1-, 2-, and 3-bedroom layouts designed to serve families and individuals earning between 30% and 80% of Area Median Income (AMI). This range of affordability ensures the project meets critical workforce and deeply affordable housing needs within the community.

Each unit will feature a full kitchen with high-quality, updated appliances, in-unit washer and dryer, central air conditioning, and spacious, functional floor plans designed for families. The development will also include a detached, single-story clubhouse that serves as the central hub of the community, featuring an on-site leasing office, community room with kitchenette for resident use, fitness center, and business center.

Additional amenities will include free tenant storage, a community patio, and free hard-wired internet provided within each unit, ensuring both convenience and modern connectivity for residents.

The site plan will fully conform to all applicable zoning regulations, including parking, setbacks, and density requirements. The development team will prioritize high-quality site design through the preservation of existing natural vegetation where feasible, complemented by professional landscaping, attractive and appropriately scaled signage, and cohesive architectural detailing to enhance overall curb appeal and long-term community integration.

Comparable Developments

Cedar Ridge – Medford, WI

Cedar Ridge, located in Medford, WI, is highly representative of the proposed development in Platteville in both scale and design. This 40-unit family development consists of three, two-story residential buildings featuring stacked flats/townhome-style units, along with a detached clubhouse.

The development serves families earning between 30% and 60% of Area Median Income (AMI), demonstrating a strong alignment with affordable housing needs in smaller communities.

The unit design closely mirrors what is proposed, including full kitchens with updated appliances, in-unit washer and dryer, central air conditioning, and in-unit internet service. Common amenities at Cedar Ridge include a clubhouse with a community room, kitchenette,



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business center, and leasing office, directly aligning with the amenity package envisioned for this development.

Cedar Ridge demonstrates the effectiveness of this building typology in smaller communities, successfully balancing density with neighborhood compatibility while delivering high-quality and resident-focused amenities.

The Corridor – Oshkosh, WI

The Corridor development in Oshkosh, WI, further reinforces the viability of the proposed concept, particularly its townhome-style component. While a bit larger in scale at 55 units, the project includes 16 townhome-style units that are highly comparable to the proposed design approach.

The development serves families earning between 30% and 80% of Area Median Income, the same affordability structure proposed for this Platteville development.

Units at The Corridor include full kitchens with modern appliances, in-unit washer and dryer, central air conditioning, and in-unit internet, consistent with the proposed unit finishes. The development also features a robust amenity package, including a community room with kitchenette, fitness center, business center, and leasing office.

Supporting Documentation

Project summary sheets and detailed site plans for both Cedar Ridge and The Corridor are included as attachments to provide additional context on building layout, unit configurations, and overall site design. These materials further illustrate the development team's experience delivering projects of similar scale, design, and quality, and demonstrate how the proposed development will be executed in a comparable manner.

Cedar Ridge

📍 985 Progressive Ave, Medford, Wisconsin 54451



Cedar Ridge consists of 40 2 & 3-bedroom homes across three 2-story buildings. Each unit includes a spacious floor plan, energy-efficient appliances, in-home washer and dryer. Additionally, residents have access to a clubhouse that features a community room, exercise room, and onsite property management office.

Opened: 7/22/2024

Total Cost: \$11,240,628

Financing Partners: 9% LIHTC, City of Medford, WI DOA HOME Program, FHLBC AHP Program

Developer: Commonwealth Development Corporation of America | Tyler Sheeran, VP of Development, 608.688.0754



For more information, go to:

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The Corridor

📍 650 N Main St, Oshkosh, Wisconsin 54901



The Corridor consists of 55 1, 2, & 3-bedroom homes across two stacked flat buildings and one 3-story midrise building. Each unit includes a spacious floor plan, energy-efficient appliances, central air conditioning, and an in-home washer and dryer. Additionally, residents have access to a community room, exercise room, property management office, and an outdoor patio area with a covered pergola. The building will also be home to Oshkosh's first & only licensed two-shift Child Learning Educational Center facility.

Projected to Open: Spring 2026

Total (Est.) Cost: \$16,152,570

Financing Partners: 4% LIHTC, HOME, Municipal, WEDC, City ARPA, WHEDA, HTF

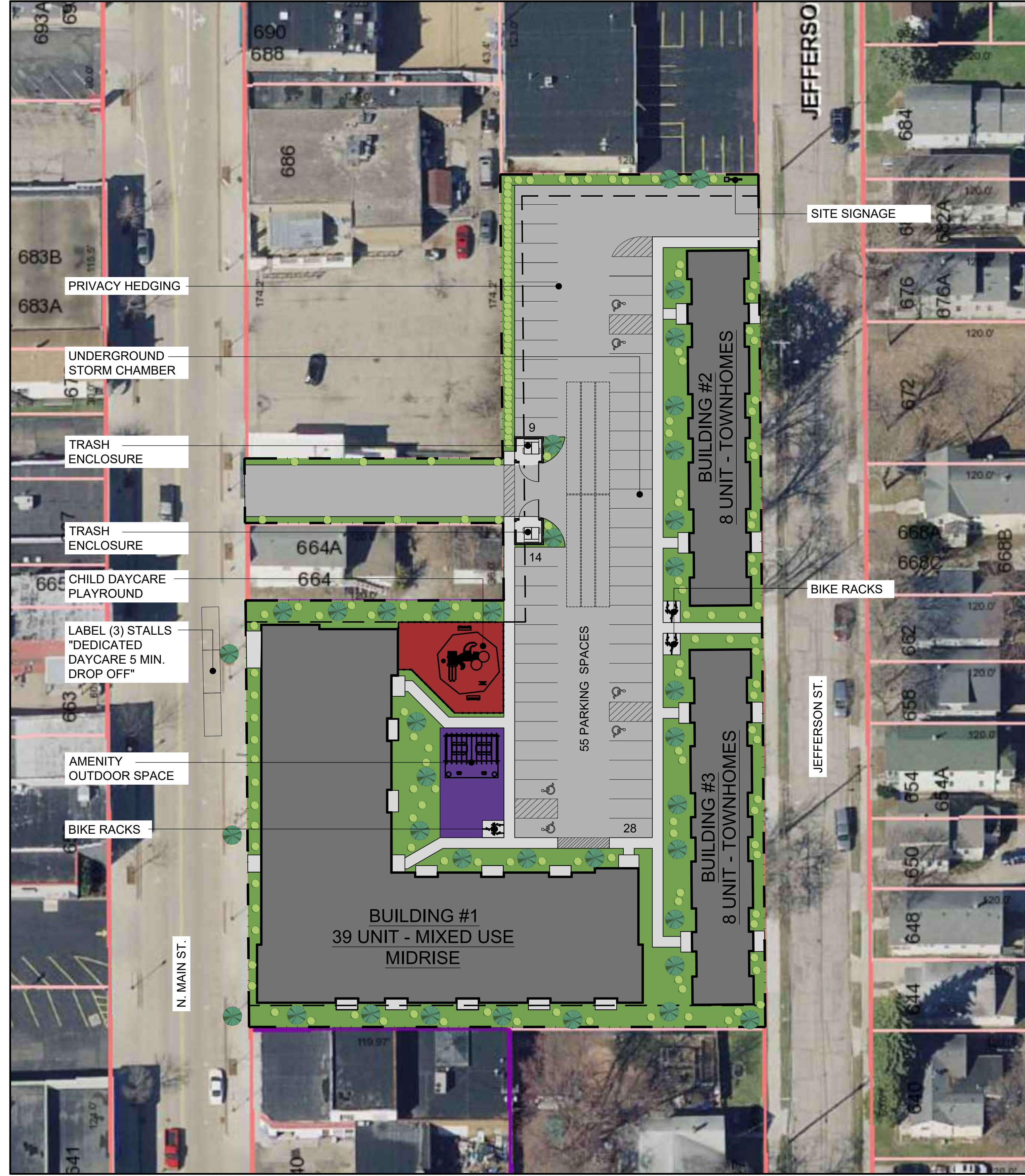


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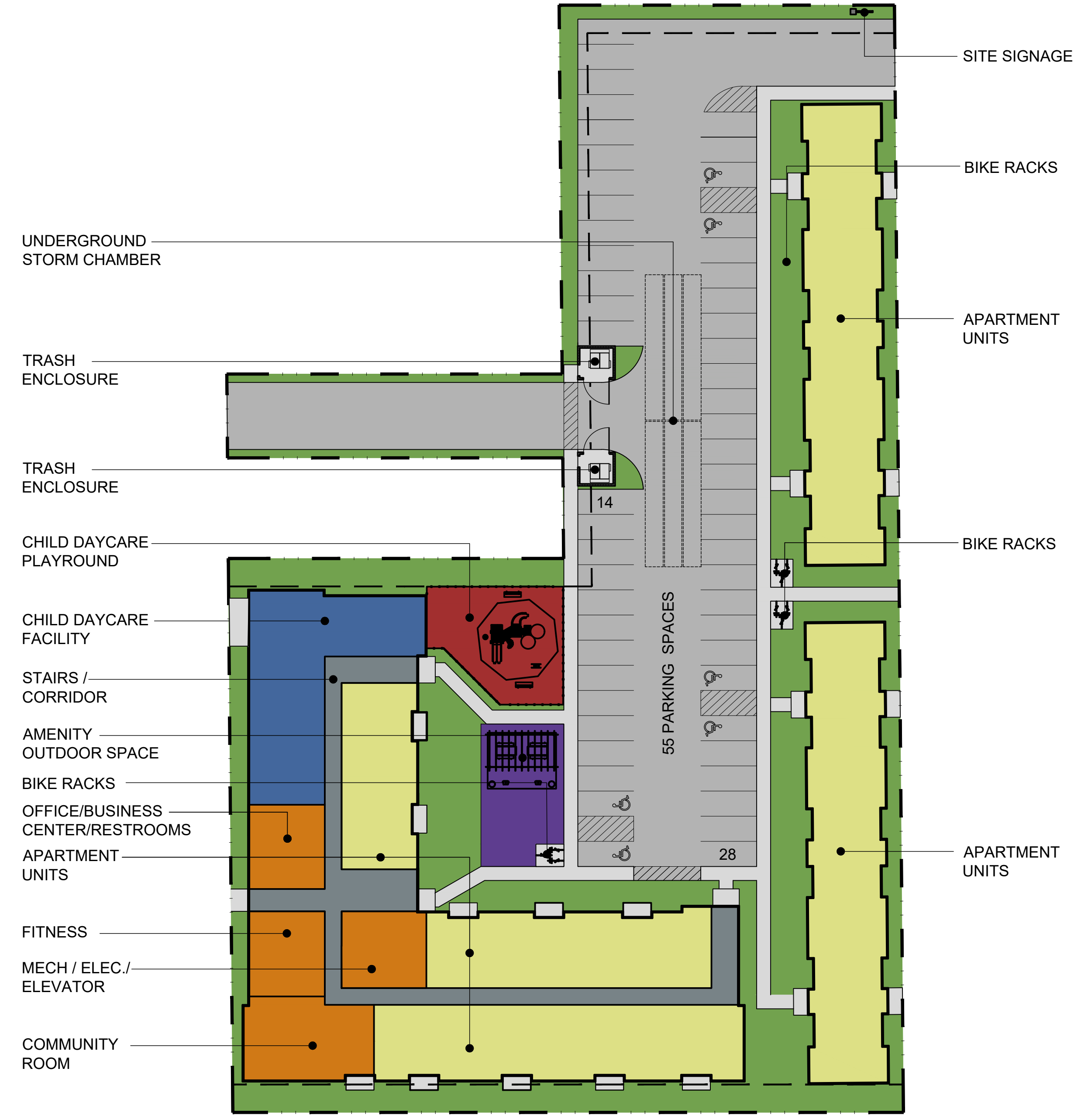
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PRELIMINARY SITE PLAN
 NORTH
 SCALE: 1" = 30'-0"



1 BED: 15
 2 BED: 23
 3 BED: 17
 TOTAL: 55

1ST FLOOR PLAN
 NORTH
 SCALE: 1" = 30'-0"

DESIGNATED USE	
[Light Green Box]	APARTMENT UNITS
[Blue Box]	CHILD DAYCARE FACILITY
[Orange Box]	APARTMENT AMENITY SPACES
[Grey Box]	STAIRS AND CORRIDORS
[Red Box]	CHILD DAYCARE PLAYGROUND
[Purple Box]	APARTMENT OUTDOOR COURTYARD
[Dark Grey Box]	ASPHALT
[Light Grey Box]	CONCRETE
[Green Box]	GREENLANDSCAPING (EXCLD. ALL OTHER USES)
[Dark Green Box]	PROPOSED BUILDING (FOOTPRINT ONLY)

TOTAL SITE: 1.70 ACRES

PRELIMINARY SHEET DATES:

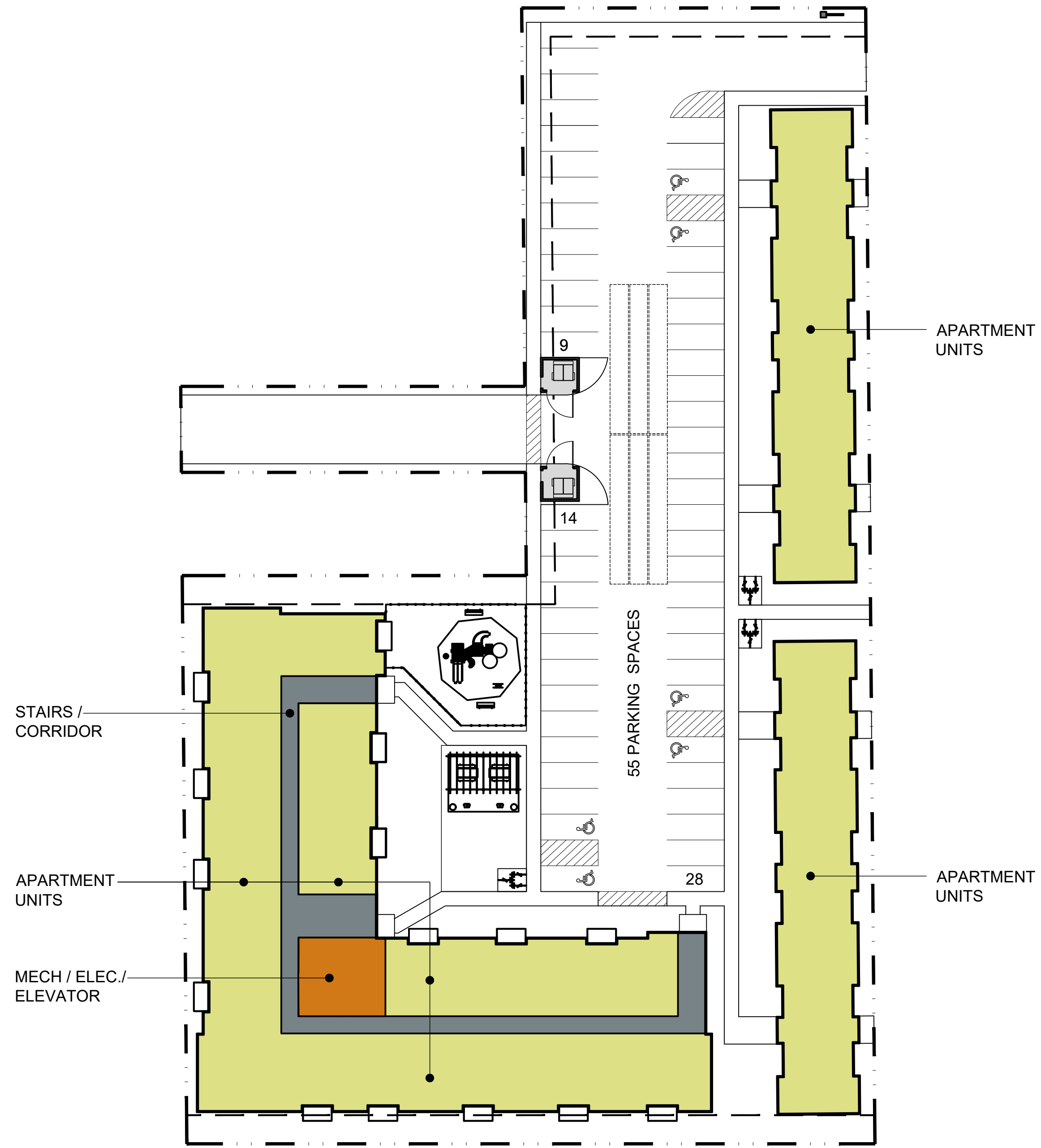
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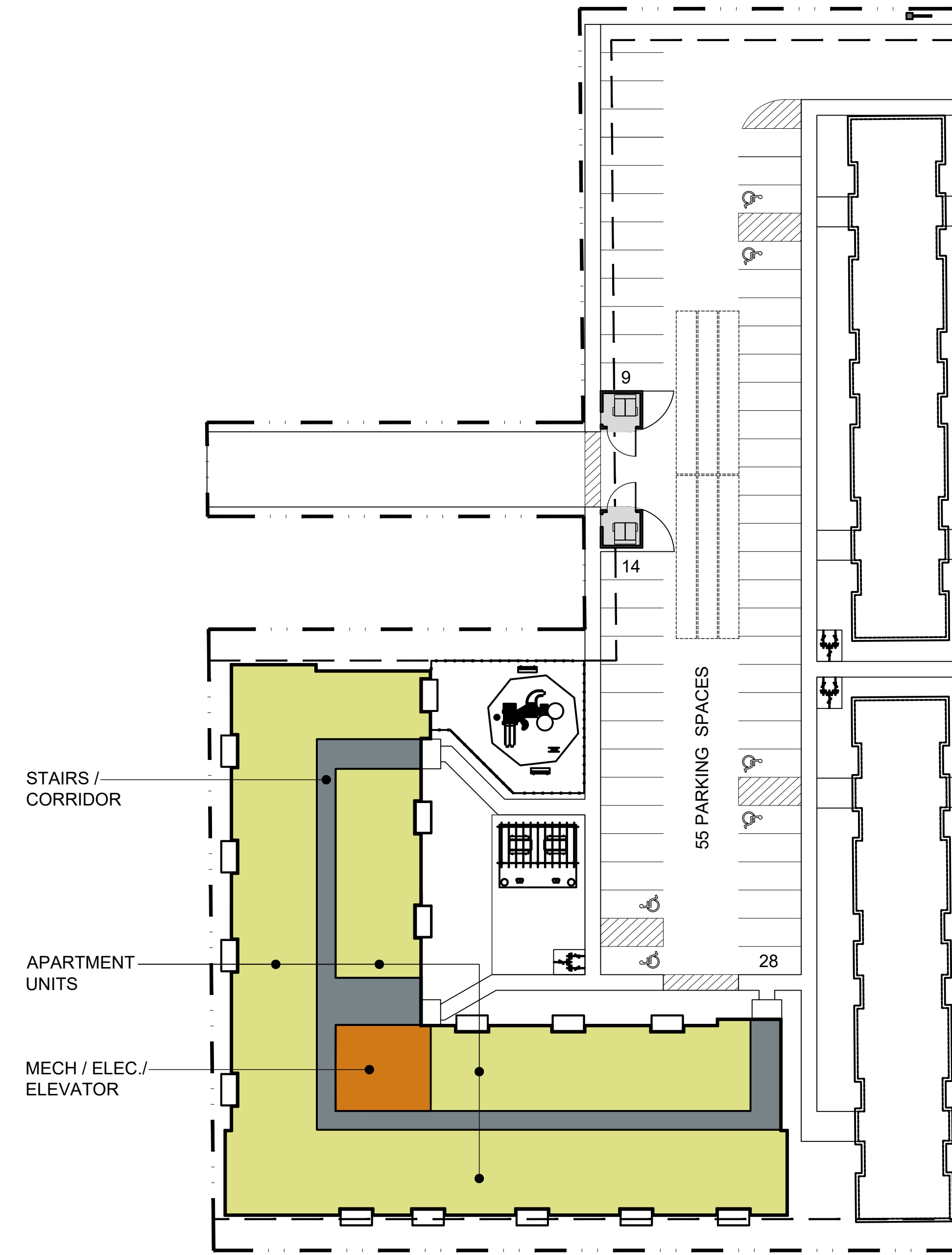
PROPOSED MIXED USE DEVELOPMENT FOR:
THE CORRIDOR
 656 N. MAIN ST.
 OSHKOSH, WI

2022 © M+A DESIGN, INC.
 JOB NUMBER:
2023.28
 SHEET
C1.0

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



2ND FLOOR PLAN
 NORTH
 SCALE: 1" = 30'-0"



1 BED: 15
 2 BED: 23
 3 BED: 17
 TOTAL: 55

3RD FLOOR PLAN
 NORTH
 SCALE: 1" = 30'-0"

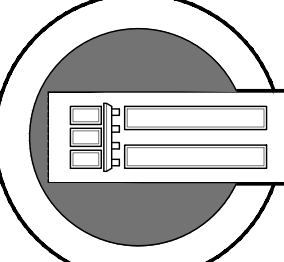
DESIGNATED USE	
[Light Green]	APARTMENT UNITS
[Blue]	CHILD DAYCARE FACILITY
[Orange]	APARTMENT AMENITY SPACES
[Grey]	STAIRS AND CORRIDORS
[Red]	CHILD DAYCARE PLAYGROUND
[Purple]	APARTMENT OUTDOOR COURTYARD
[Dark Grey]	ASPHALT
[Light Grey]	CONCRETE
[Green]	GREENLANDSCAPING (EXCLD. ALL OTHER USES)
[Dark Green]	PROPOSED BUILDING (FOOTPRINT ONLY)

TOTAL SITE: 1.70 ACRES

PRELIMINARY SHEET DATES:

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PROPOSED MIXED USE DEVELOPMENT FOR:
THE CORRIDOR
 656 N. MAIN ST.
 OSHKOSH, WI

2022 © M+A DESIGN, INC.
 JOB NUMBER: 2023.28
 SHEET C1.1

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

TAB 4

Schedule, Costs, and Financial Projections





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Schedule, Costs, and Financial Projects

Offering Price

To further align with the City of Platteville's goals and ensure the long-term success of this development, we are proposing a nominal land acquisition structure of \$1. This approach is intentional and directly supports the overall financial feasibility of the project. By minimizing up front land costs, we are able to eliminate the need for local financial assistance, including Tax Increment Financing (TIF) or other direct City subsidies, which would otherwise be necessary if the land were acquired at full market value.

This structure reflects a partner-oriented approach, where the City's contribution through land value helps leverage significant external funding sources. In competitive affordable housing programs such as LIHTC, HOME, and AHP, local contributions, including land donations, are viewed very favorably and result in increased application scoring. This enhanced competitiveness materially improves the likelihood of securing full funding, supporting a more predictable and timely closing and construction start.

Importantly, this approach does not disregard the land's value, but rather recognizes it is a meaningful City contribution to the project. By incorporating this value into the overall development structure, we strengthen financial feasibility, eliminate the need for additional City contributions, and enhance our competitiveness for critical funding sources. This ultimately positions the project for a successful, fully funded, and on-schedule delivery that meets the City's housing objectives.

Estimated Timetable

The proposed development timeline follows a clearly defined, phased approach to ensure orderly implementation and timely delivery:

Activity	Date (MM/YY)
Predevelopment Due Diligence	
Design Review Meeting Post RFP Award	June 2026
Site Due Diligence	July 2026
Final Site Plan/Rezone Process	August 2026
City Approved Site Plan/Rezone Confirmation	October 2026
Pre-Application Submitted to WHEDA	December 2026
Full Application to WHEDA	March 2027
WHEDA Funding Award	May 2027
Site and Permitting	
Engage Architect and Engineers for Full Plans	May 2027
Submit Full Plans (Architectural & Civil)	November 2027
Building Permit Issued	December 2027
Acquisition/Close	December 2027
Construction and Leasing Activity	



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Construction Start	December 2027
Construction Completion	December 2027
Start Lease-Up/Rent-Up of Rental Units	September 2028
Project Placed-In-Service (Certificate of Occupancy Issued)	December 2028
Occupancy of All Project Units	July 2029

This schedule aligns with anticipated state funding cycles and allows for careful coordination with the City of Platteville throughout the development process.

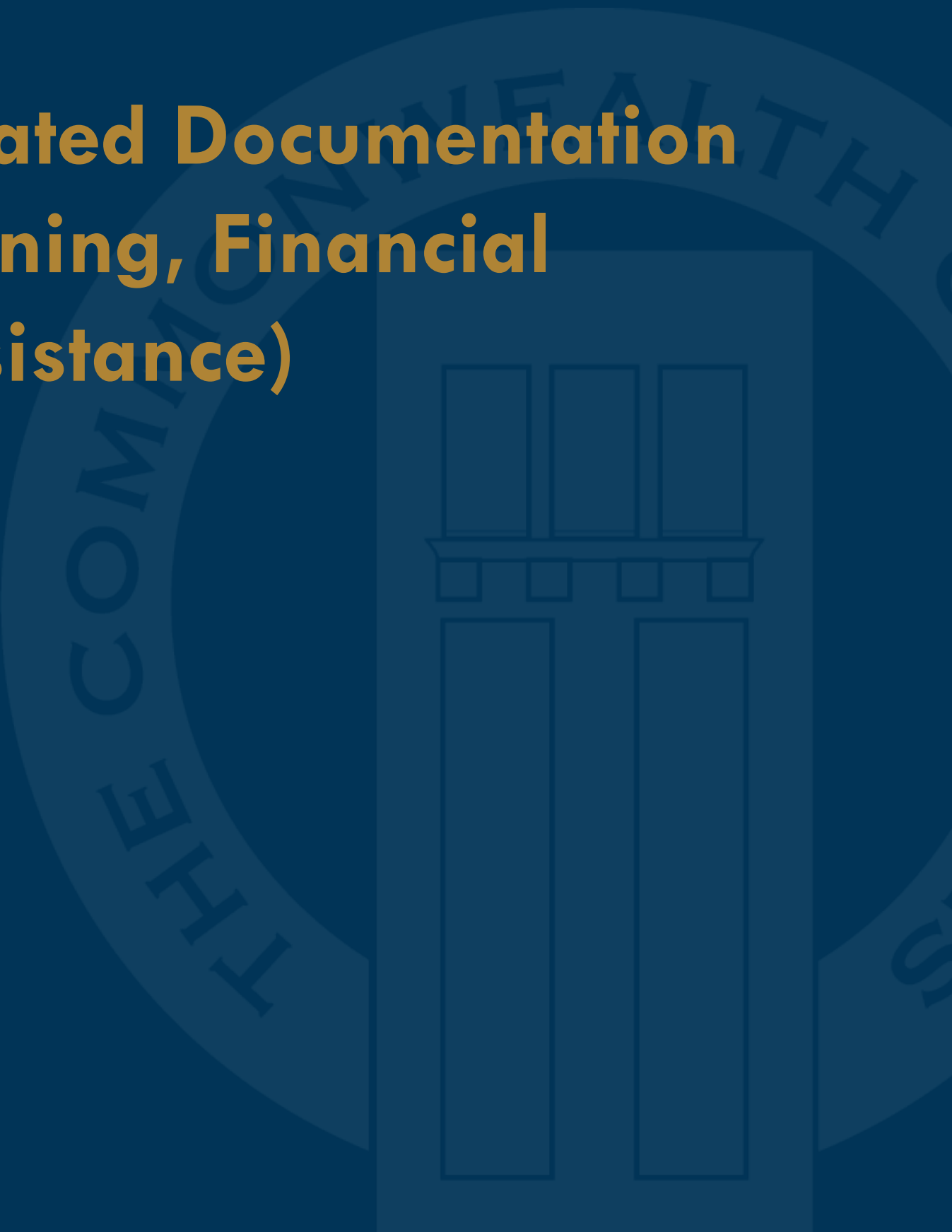
Estimated Market Value of Completed Development

Using the income approach for market value, we determined the market value of the completed development to be ~\$1.8 million. Calculation is below:

~\$108,000 (Net Operating Income) / 6% (Appropriate Cap Rate for Platteville) = \$1.8M.

TAB 5

Related Documentation (Zoning, Financial Assistance)





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Related Documentation

Zoning Modifications Needed

Rezoning Section 2 of the available parcels to the R-3: Multi-Family Residential District (R-3) is necessary to accommodate the proposed 40 unit stacked flats/townhome development, as this district is specifically intended to support higher-density residential uses, including multi-family housing as a permitted use. The R-3 zoning framework provides the appropriate regulatory structure for this type of development, including minimum lot area requirements, per-unit density standards, and a maximum 80% lot coverage, all of which allow for an efficient site layout that incorporates buildings, parking, and open space in a cohesive manner. Additionally, the 40-foot building height limit supports the proposed 2-story residential buildings typical of stacked flats/townhome designs.

Importantly, R-3 also allows for multiple principal structures on a single lot, which is critical for achieving a neighborhood-scaled layout with several smaller residential buildings rather than a single large structure, like a mid- or high-rise.

Collectively, these standards make R-3 the appropriate and necessary zoning designation to support a well-designed, context-sensitive multi-family development on this site.

Financial Assistance

The development team is not requesting any direct financial assistance from the City of Platteville, including Tax Increment Financing (TIF) or other local subsidies.

Instead, we are proposing a nominal land acquisition structure of \$1. This approach is critical to the project's financial feasibility, as it allows the development to proceed without requiring additional City support. If the site were acquired at full market value, a corresponding request for local financial assistance would likely be necessary to offset that cost and maintain viability.

From a financial standpoint, affordable housing developments operate within constrained revenue limits due to income and rent restrictions. As a result, residual land value is significantly limited after accounting for construction costs, financing, and required reserves. Structuring the land conveyance at \$1 aligns the project's capital stack with these constraints and removes the need for ongoing City subsidy.

In this way, the City's contribution is limited to the land itself, with no additional financial participation needed. This approach ensures responsible use of local resources while still enabling the delivery of a high-quality, financially feasible development.