



Legislation Details (With Text)

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Title: Resolution approving the submission of a Tax Credit Application to the Wisconsin Housing and Economic Development Authority for Highland Park and Mixed Finance Development Proposal

Sponsors: THE CHAIR

Indexes:

Attachments:

Date	Ver.	Action By	Action	Result	Tally
12/9/2021	0	HOUSING AUTHORITY	ADOPTED	Pass	4:0

..Number
13277

..Version
Original

..Reference

..Sponsor
The Chair

..Title
Resolution approving the submission of a Tax Credit Application to the Wisconsin Housing and Economic Development Authority for Highland Park and Mixed Finance Development Proposal
..Analysis

..Body
WHEREAS, the Wisconsin Housing and Economic Development Authority (WHEDA) is accepting applications for 9% low income housing tax credits; and

WHEREAS, Housing Authority staff are recommending a Mixed Finance Development application using Low Income Housing Tax Credits for the rehabilitation of Highland Park, 114 units; and

WHEREAS, the Housing Authority has successfully employed financing models using the Low Income Housing Tax Credits in its revitalization of Westlawn Gardens, Lapham Park, Cherry Court, Convent Hill, Olga Village, Scattered Sites, Holton Terrace, Merrill Park and Becher Court; and

WHEREAS, Highland Park was originally constructed in 2004 using low income housing tax credits and converted from Public Housing to the Rental Assistance Demonstration Program in 2018; and

WHEREAS, the Housing authority is looking at resyndication of the original mixed finance deal to finance rehabilitation work; and

WHEREAS, the Housing Authority will be the developer and property manager and have designated Galbraith Carnahan Architects will be the architect; and

WHEREAS, if this application is awarded low-income housing tax credits, the Housing Authority will need to obtain HUD's written consent prior to refinancing or restructuring secured debt; now, therefore, be it

RESOLVED, by the Commissioners of the Housing Authority of the City of Milwaukee that they hereby authorize and approve forming a limited liability corporation, limited partnership or similar entity to rehab Highland Park Community LLC; and, be it

FURTHER RESOLVED, that the Housing Authority of the City of Milwaukee is hereby authorized to apply, either directly, or through this entity, for Low Income Housing Tax Credits from the Wisconsin Housing and Economic Development Authority (WHEDA), for the rehabilitation of Highland Park; and, be it

FURTHER RESOLVED, that the Secretary-Executive Director of the Housing Authority of the City of Milwaukee, or his designee, is hereby authorized to act on behalf of the Authority, to undertake such activities and to execute any and all documents, including Mixed Finance evidentiaries, sales and leasing agreements, to enter into operating agreements with partners and investors, and execute mortgages and other financing documents as are necessary to establish the new ownership entity, sell the land, and to finance and develop Highland Park using the Low Income Housing Tax Credit Program and the U.S. Department of Housing and Urban Development (HUD) funds, and be it

FURTHER RESOLVED, that the Secretary-Executive Director of the Housing Authority, or his designee, is hereby authorized to submit and execute any and all HUD documents as they pertain to the demolition/disposition application; and be it

FURTHER Resolved, that the Secretary-Executive Director of the Housing Authority of the City of Milwaukee, or his designee, is hereby authorized to execute any and all documents as they pertain to the Housing Authority's interest in the new entity; and be it

FURTHER RESOLVED, that all acts previously performed, relative to this matter, by the Commissioners and the Secretary-Executive Director of the Authority, be and hereby are approved, ratified and confirmed in all respects.

..Requestor

..Drafter

Housing Management , Kaylin Nuss, 12/3/2021