



Legislation Details (With Text)

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**File created:** 12/17/2013      **In control:** ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

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**Effective date:**

**Title:** Substitute resolution authorizing the sale of City-owned scattered site houses to Gorman & Company, Inc. for rehabilitation for affordable housing, in the 1st, 6th, 7th and 15th Aldermanic Districts.

**Sponsors:** ALD. WADE

**Indexes:** CITY PROPERTY, HOUSING, PROPERTY SALES

**Attachments:** 1. Fiscal Impact Statement, 2. Land Disposition Report, 3. Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
12/17/2013	0	COMMON COUNCIL	ASSIGNED TO		
1/8/2014	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
1/8/2014	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
1/8/2014	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
1/10/2014	1	CITY CLERK	DRAFT SUBMITTED		
1/14/2014	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	RECOMMENDED FOR ADOPTION	Pass	4:0
1/22/2014	1	COMMON COUNCIL			
1/31/2014	1	MAYOR	SIGNED		

131275  
SUBSTITUTE 1

ALD. WADE  
Substitute resolution authorizing the sale of City-owned scattered site houses to Gorman & Company, Inc. for rehabilitation for affordable housing, in the 1st, 6th, 7th and 15th Aldermanic Districts.

This substitute resolution authorizes the sale of Neighborhood Properties pursuant to Section 304-49-7, Milwaukee Code of Ordinances, according to the conditions in a Land Disposition Report.

Whereas, The City of Milwaukee ("City") has an inventory of tax-deed single-family and duplex houses that are suitable for rehabilitation as affordable housing using federal Low Income Housing Tax Credits ("LIHTC") that are allocated annually by the Wisconsin Housing and Economic Development Authority ("WHEDA"); and

Whereas, The Department of City Development ("DCD") has identified houses throughout the City that are suitable for rehabilitation using LIHTC due to their proximity to other housing revitalization efforts; and

Whereas, Gorman & Company, Inc. ("Gorman") desires to complement rehabilitation of scattered site, tax-deed houses by submittal of a strong application to WHEDA for a 2014

allocation of federal LIHTC; and

Whereas, Gorman has submitted an unsolicited offer to purchase a mix of single-family and duplex houses for up to 120 units of scattered site housing for renovation as affordable housing as outlined in a Land Disposition Report, a copy of which is attached to this Common Council File; and

Whereas, Section 304-49-7, Milwaukee Code of Ordinances, allows the City to accept unsolicited offers to purchase property when the City receives fair compensation, whether monetary or non-monetary; and

Whereas, DCD has reviewed the offer and has determined that the proposal represents fair compensation to the City in terms of the purchase price, investment in City neighborhoods and provision of affordable housing; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that the Commissioner of DCD, or designee, is authorized to accept the unsolicited offer to purchase submitted by Gorman for scattered site Neighborhood Properties for rehabilitation for affordable housing; and, be it

Further Resolved, That the Commissioner of DCD, or designee, is authorized to release any deed restrictions that inhibit development, execute required legal documents on behalf of the City and to close the transaction according to the terms of the Land Disposition Report; and, be it

Further Resolved, That in the event the City acquires additional tax-deed Neighborhood Properties that are better suited for the project or that properties identified in the Land Disposition Report are not suitable for rehabilitation, the Commissioner of DCD may substitute other tax-deed Neighborhood Properties upon the approval of the local members of the Common Council; and, be it

Further Resolved, That the sale proceeds, less sale expenses and a 30 percent reimbursement fee to the Redevelopment Authority of the City of Milwaukee, shall be credited to the Tax Deed Fund Account No. 0001-334106.

DCD/Real Estate

KT:kt

01/09/14