

33.



# City of West Allis Matter Summary

7525 W. Greenfield Ave.  
West Allis, WI 53214

File Number	Title	Status
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**R-2010-0091      Resolution      Introduced**

Resolution authorizing the Director of Development to submit a Section 42 Tax Credit application to the Wisconsin Housing and Economic Development Authority (WHEDA) for the Beloit Road Senior Housing Complex.

**Introduced:** 4/6/2010

**Controlling Body:** Public Works Committee

**Sponsor(s):** Safety & Development Committee and Public Works Committee

### COMMITTEE RECOMMENDATION

*ADOPT*

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<i>4/6/2010</i>		<input checked="" type="checkbox"/>	Barczak	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
			Czaplewski	<input checked="" type="checkbox"/>			
			Kopplin				
			Lajsic				
			Narlock				
			Reinke				
		<input checked="" type="checkbox"/>		Roadt	<input checked="" type="checkbox"/>		
				Sengstock	<input checked="" type="checkbox"/>		
				Vitale	<input checked="" type="checkbox"/>		
			Weigel				
			<b>TOTAL</b>	<b>4</b>	<b>-</b>		<b>1</b>

### SIGNATURE OF COMMITTEE MEMBER

*[Signature]* \_\_\_\_\_ Chair  
*[Signature]* \_\_\_\_\_ Vice-Chair  
 \_\_\_\_\_ Member

### COMMON COUNCIL ACTION

*ADOPT*

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<i>4-6-10</i>			Barczak <i>l</i>				<input checked="" type="checkbox"/>
			Czaplewski	<input checked="" type="checkbox"/>			
			Kopplin <i>l</i>				<input checked="" type="checkbox"/>
			Lajsic	<input checked="" type="checkbox"/>			
			Narlock	<input checked="" type="checkbox"/>			
			Reinke <i>l</i>				<input checked="" type="checkbox"/>
			Roadt	<input checked="" type="checkbox"/>			
			Sengstock	<input checked="" type="checkbox"/>			
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Vitale	<input checked="" type="checkbox"/>		
	<input checked="" type="checkbox"/>		Weigel	<input checked="" type="checkbox"/>			
			<b>TOTAL</b>	<b>7</b>	<b>-</b>		<b>3</b>



# City of West Allis

7525 W. Greenfield Ave.  
West Allis, WI 53214

## Resolution

**File Number: R-2010-0091**

**Final Action:**

**Sponsor(s):** Safety & Development Committee and Public Works  
Committee

APR 06 2010

Resolution authorizing the Director of Development to submit a Section 42 Tax Credit application to the Wisconsin Housing and Economic Development Authority (WHEDA) for the Beloit Road Senior Housing Complex.

WHEREAS since the 1940's, the City of West Allis (the "City") has owned and operated the Beloit Road Senior Housing Complex (the "Property"), located at 7205-7333 W. Beloit Rd., 2521-2529 S. 72 St., 7216-7312 W. Dreyer Place and 7211-7341 W. Dreyer Place and has offered units as an affordable housing option for senior members of the community by collecting rent payments at 30% of an individual's income; and,

WHEREAS the Property's mission of affordable senior housing qualifies for the Section 42 Tax Credit program administered by the Wisconsin Housing and Economic Development Authority; and,

WHEREAS the Section 42 Tax Credit Program, a competitive process to obtain tax credits to create affordable housing choices, would attract equity and investment to the Property that would enhance and preserve the units and structures for current and future residents while maintaining the affordability of each living unit; and,

WHEREAS the Section 42 Tax Credit Program requires the City to enter into a co-development partnership with an experienced tax credit developer in order to score successfully in the competitive process as well as to effectively administer an allocation of tax credits; and,

WHEREAS staff has consulted with various developers experienced in senior housing and recommends Cardinal Capital Management, Inc. to complete the application and co-develop with the City for the renovation of the Property; and,

WHEREAS the Director of Development recommends the submittal of a Section 42 Tax Credit application based on review of the financial performance of the property and the equity advantage provided to the City from the tax credit program towards the overall improvements of the property; and,

WHEREAS the Common Council of the City of West Allis directs the Community Development Authority of the City of West Allis to establish a Project Based Voucher ("PBV") Program and allocate twenty percent of the Housing Choice Voucher Program Budget Authority to a PBV Program at the Property that equates to approximately \$42,000 per month; and,

WHEREAS the Common Council of the City of West Allis has the right to review and/or withdraw from the application process; and,

WHEREAS the City of West Allis owns the Property and in order to apply for Section 42 Tax Credits, the City will enter into a Purchase and Sale Agreement with Cardinal Capital Management, Inc. to sell the Property; and,

WHEREAS the Director of Development will negotiate and execute the sale of Beloit Road Senior Housing Complex on behalf of the City; and,

WHEREAS the Property is eligible for HOME funds and the project will require up to \$700,000 in HOME fund to create affordable units.

NOW, THEREFORE BE IT RESOLVED, that the Common Council hereby authorizes the Director of Development to submit a Section 42 Tax Credit application to the Wisconsin Housing and Economic Development Authority for the Beloit Road Senior Housing Complex.

BE IT FURTHER RESOLVED that the Common Council hereby selects Cardinal Capital Management, Inc. to complete the application and co-develop with the City for the renovation of the Property.

BE IT FURTHER RESOLVED that the Common Council authorizes the Community Development Authority of the City of West Allis to create a PBV program for Beloit Road Senior Housing Complex and that up to 20 percent of the City's Housing Choice Voucher Program budget authority will be allocated to the Property.

BE IT FURTHER RESOLVED that the Director of Development is authorized to apply for Section 42 Tax Credits and to enter into a Purchase and Sale Agreement for the sale of the Property of which that Purchase and Sale Agreement is subject to the findings of the Common Council after a Public Hearing and to execute, sign documents and take necessary action to undertake, direct, complete and submit all necessary forms.

BE IT FURTHER RESOLVED that the Common Council recommends that \$700,000 in HOME funds be allocated to the HOME funds to create affordable housing units.

BE IT FURTHER RESOLVED that the City Attorney be and is hereby authorized to make such substantive changes, modifications, additions and deletions to and from the various provisions of the Application and Agreement, including any and all attachments, exhibits, addendums and amendments, as may be necessary and proper to correct inconsistencies, eliminate ambiguity and otherwise clarify and supplement said provisions to preserve and maintain the general intent thereof, and to prepare and deliver such other and further documents as may be reasonably necessary to complete the transactions contemplated therein.

Cc: Department of Development

Chris Phinney, Grants Accounting Specialist

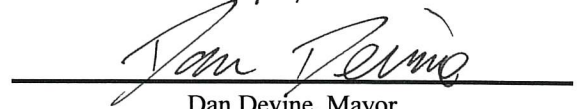
DEV-R-587-4-6-10

**ADOPTED** April 6, 2010



Paul M. Ziehler, City Admin. Officer, Clerk/Treas.

**APPROVED** 4/7/10



Dan Devine, Mayor