

NOTICE OF PUBLIC HEARING

The Wisconsin Housing and Economic Development Authority will hold a public hearing via teleconference beginning at **9:00 a.m. (Central Time), on Monday, November 27, 2023**, regarding the issuance of its Housing Revenue Bonds (the "Bonds") pursuant to Chapter 234 of the Wisconsin Statutes, in one or more series, in an aggregate amount not to exceed \$213,575,000.00 and a like amount of refunding obligations, pursuant to a plan of finance, to finance or refinance, including reimbursement of, the costs of acquisition, construction, rehabilitation and equipping of low- and moderate-income rental housing projects in the State of Wisconsin, including the properties described below, as well as finance certain costs of issuance and certain reserves:

- (1) A 21-unit low-income multifamily rental housing development consisting of one building located at 2436 North 50th Street, City of Milwaukee, Milwaukee County, Wisconsin, to be owned and operated by Phoenix Residential, LLC, an entity yet to be formed by the developer, KG Development Group, which entity shall be the initial owner, principal user or beneficiary, including any affiliate thereof and any of its successors or assigns; maximum amount of loan: \$5,590,000.
- (2) A 140-unit low-income multifamily rental housing development consisting of one building located at 200 East Greenfield Avenue, City of Milwaukee, Milwaukee County, Wisconsin, to be owned and operated by Greenfield Commons LP, an entity yet to be formed by the developer, Rule Enterprises, LLC, which entity shall be the initial owner, principal user or beneficiary, including any affiliate thereof and any of its successors or assigns; maximum amount of loan: \$36,120,000.
- (3) A 114-unit low-income elderly rental housing development consisting of one building located at 1818 West Juneau Avenue, City of Milwaukee, Milwaukee County, Wisconsin, owned and operated by a to-be-formed single purpose entity owned and controlled by the Housing Authority of the City of Milwaukee, the initial owner, principal user or beneficiary, including any affiliate thereof and any of its successors or assigns; maximum amount of loan: \$12,900,000.
- (4) A 36-unit low-income elderly rental housing development consisting of one building located at 2040 Maxwell Drive, City of Hudson, St. Croix County, Wisconsin, owned and operated by Carmichael Phase II, LLC, the initial owner, principal user or beneficiary, including any affiliate thereof and any of its successors or assigns; maximum amount of loan: \$8,160,000.
- (5) A 56-unit low-income multifamily rental housing development consisting of one building located at 414-415 South 1st Avenue, City of Wausau, Marathon County, Wisconsin, owned and operated by Riverview Lofts Wausau, LLC, the initial owner, principal user or beneficiary, including any affiliate thereof and any of its successors or assigns; maximum amount of loan: \$13,830,000.
- (6) A 70-unit low-income multifamily rental housing development consisting of three buildings located at 831 & 871 Oregon Center Drive, City of Oregon, Dane County, Wisconsin, owned and operated by CC Lane-Oregon, LLC, the initial owner, principal user or beneficiary, including any affiliate thereof and any of its successors or assigns; maximum amount of loan: \$14,770,000.
- (7) A 59-unit low-income multifamily rental housing development consisting of three buildings located at 900 South 16th Street, City of Manitowoc, Manitowoc County, Wisconsin, owned and operated by Movin' Out Maritime Flats Manitowoc, LLC, the initial owner, principal user or beneficiary, including any affiliate thereof and any of its successors or assigns; maximum amount of loan: \$9,760,000.

- (8) A 65-unit low-income multifamily rental housing development consisting of two buildings located at 602 North Main Street, City of Viroqua, Vernon County, Wisconsin, owned and operated by Main Street Apartments - Viroqua, LLC, the initial owner, principal user or beneficiary, including any affiliate thereof and any of its successors or assigns; maximum amount of loan: \$12,780,000.
- (9) A 24-unit low-income multifamily rental housing development consisting of two buildings located at 679 East Blackhawk Avenue, City of Prairie du Chien, Crawford County, Wisconsin, to be owned and operated by Prairie du Chien Cottages, LLC, an entity yet to be formed by the developer, Couleecap, Inc., which entity shall be the initial owner, principal user or beneficiary, including any affiliate thereof and any of its successors or assigns; maximum amount of loan: \$5,220,000.
- (10) A 75-unit low-income elderly rental housing development consisting of three buildings located at 1050 East Main Street, City of Sun Prairie, Dane County, Wisconsin, owned and operated by Sky Ridge - Sun Prairie, LLC, the initial owner, principal user or beneficiary, including any affiliate thereof and any of its successors or assigns; maximum amount of loan: \$16,340,000.
- (11) A 90-unit low-income multifamily rental housing development consisting of fifteen buildings located at 10 North 6th Street, City of Bayfield, Bayfield County, Wisconsin, owned and operated by Bayfield Affordable Housing Redevelopment Phase 1, LLC, the initial owner, principal user or beneficiary, including any affiliate thereof and any of its successors or assigns; maximum amount of loan: \$10,320,000.
- (12) A 40-unit low-income multifamily rental housing development consisting of twenty buildings located at the north-west corner of where Lincoln Drive terminates at Maple Drive, City of St. Croix Falls, Polk County, Wisconsin, owned and operated by Impact St. Croix Falls Homes, LLC, the initial owner, principal user or beneficiary, including any affiliate thereof and any of its successors or assigns; maximum amount of loan: \$9,285,000.
- (13) A 40-unit low-income multifamily rental housing development consisting of twenty buildings located north of 608 Cary Road on the west side of the County Highway D right-of-way, City of Hurley, Iron County, Wisconsin, owned and operated by Impact Hurley Homes, LLC, the initial owner, principal user or beneficiary, including any affiliate thereof and any of its successors or assigns; maximum amount of loan: \$8,650,000.
- (14) A 40-unit low-income multifamily rental housing development consisting of twenty buildings located at the north-east corner of the intersection of Hospital Road and State Highway 27/77, City of Hayward, Sawyer County, Wisconsin, owned and operated by Impact Hayward Homes, LLC, the initial owner, principal user or beneficiary, including any affiliate thereof and any of its successors or assigns; maximum amount of loan: \$8,760,000.
- (15) A 54-unit low-income multifamily rental housing development consisting of two buildings located at 543 North Alexander Boulevard, Village of Ellsworth, Pierce County, Wisconsin, owned and operated by Ellsworth III, LLC, the initial owner, principal user or beneficiary, including any affiliate thereof and any of its successors or assigns; maximum amount of loan: \$7,200,000.
- (16) A 40-unit low-income multifamily rental housing development consisting of two buildings located at 1722 North 12th Street, City of Milwaukee, Milwaukee County, Wisconsin, owned and operated by a to-be-formed single purpose entity owned and controlled by GBG LIHTC DEVELOPMENT, LLC, the initial owner, principal user or beneficiary, including any affiliate thereof and any of its successors or assigns; maximum amount of loan: \$5,845,000.

- (17) A 45-unit low-income multifamily rental housing development consisting of nine buildings located at 1800 North 12th Street, City of Milwaukee, Milwaukee County, Wisconsin, owned and operated by a to-be-formed single purpose entity owned and controlled by GBG LIHTC DEVELOPMENT, LLC, the initial owner, principal user or beneficiary, including any affiliate thereof and any of its successors or assigns; maximum amount of loan: \$8,470,000.
- (18) A 58-unit low-income multifamily rental housing development consisting of nine buildings located at 1338 West Fond Du Lac Avenue, City of Milwaukee, Milwaukee County, Wisconsin, owned and operated by a to-be-formed single purpose entity owned and controlled by GBG LIHTC DEVELOPMENT, LLC, the initial owner, principal user or beneficiary, including any affiliate thereof and any of its successors or assigns; maximum amount of loan: \$6,575,000.
- (19) A 72-unit low-income elderly rental housing development consisting of one building located at 721 North 6th Street, City of Sheboygan, Sheboygan County, Wisconsin, owned and operated by Capri Communities LLC, the initial owner, principal user or beneficiary, including any affiliate thereof and any of its successors or assigns; maximum loan amount of \$13,000,000.

This public hearing is available to the public through the following **toll-free call-in number: 1-888-212-9810, passcode number: 643008810#**. Any interested member of the public may call this number to listen to, and participate in, the public hearing.

At the public hearing, all persons will be afforded a reasonable opportunity to express their views, both orally and in writing, regarding the issuance of the Bonds described above. Comments made at the public hearing are for consideration by the Members of the Wisconsin Housing and Economic Development Authority and the Governor of the State of Wisconsin. Interested persons who wish to make a statement at the public hearing should notify the Wisconsin Housing and Economic Development Authority by contacting Kathleen Kober at kathleen.kober@wheda.com at least 24 hours prior to the public hearing. Speakers may be limited to statements of no longer than two minutes.

Date of Notice: November 16, 2023.