

## NOTICE OF PUBLIC HEARING

The Wisconsin Housing and Economic Development Authority will hold a public hearing via teleconference beginning at **3:30 p.m. (Central Time), on Monday, October 28, 2024**, 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 \$247,506,000.00 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 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 Highland Gardens LLC, the initial owner, principal user or beneficiary, including any affiliate thereof and any of its successors or assigns; maximum amount of loan: \$14,744,000.
- (2) 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.
- (3) A 56-unit low-income multifamily rental housing development consisting of one building located at 414-415 South 1<sup>st</sup> Avenue, City of Wausau, Marathon County, Wisconsin, owned and operated by Westside Commons, LLC, the initial owner, principal user or beneficiary, including any affiliate thereof and any of its successors or assigns; maximum amount of loan: \$12,708,000.
- (4) 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: \$14,579,000.
- (5) 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, owned and operated by PDC Cottages, LLC, the initial owner, principal user or beneficiary, including any affiliate thereof and any of its successors or assigns; maximum amount of loan: \$5,218,000.
- (6) A 54-unit low-income multifamily rental housing development consisting of two buildings located at 543 North Alexander Avenue, 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: \$13,260,000.
- (7) A 24-unit low-income elderly rental housing development consisting of one building located at 920 West Madison Street, City of Milwaukee, Milwaukee County, Wisconsin, owned and operated by Steele Harbor LP, the initial owner, principal user or beneficiary, including any affiliate thereof and any of its successors or assigns; maximum amount of loan: \$2,960,000.
- (8) An 8-unit low-income elderly rental housing development consisting of one building located at 527 West Orchard Street, City of Milwaukee, Milwaukee County, Wisconsin, owned and operated by Steele Harbor LP, the initial owner, principal user or beneficiary, including any affiliate thereof and any of its successors or assigns; maximum amount of loan: \$987,000.
- (9) A 39-unit low-income elderly rental housing development consisting of one building located at 1313 South 6<sup>th</sup> Street, City of Milwaukee, Milwaukee County, Wisconsin, owned and operated by Steele Harbor LP, the initial owner, principal user or beneficiary, including any affiliate thereof and any of its successors or assigns; maximum amount of loan: \$4,811,000.

- (10) A 33-unit low-income elderly rental housing development consisting of one building located at 3029 West Wells Street, City of Milwaukee, Milwaukee County, Wisconsin, owned and operated by Steele Harbor LP, the initial owner, principal user or beneficiary, including any affiliate thereof and any of its successors or assigns; maximum amount of loan: \$4,071,000.
- (11) A 17-unit low-income multifamily rental housing development consisting of one building located at 4800 North Santa Monica Boulevard, Village of Whitefish Bay, Milwaukee County, Wisconsin, owned and operated by a to-be-formed single purpose entity owned and controlled by Spoerl Commercial, LLC, the initial owner, principal user or beneficiary, including any affiliate thereof and any of its successors or assigns; maximum amount of loan: \$4,176,000.
- (12) A 67-unit low-income multifamily rental housing development consisting of one building located at 1800 Maria Drive, City of Stevens Point, Portage County, Wisconsin, owned and operated by The Oaks on Maria LLC, the initial owner, principal user or beneficiary, including any affiliate thereof and any of its successors or assigns; maximum amount of loan: \$12,996,000.
- (13) A 40-unit low-income multifamily rental housing development consisting of twenty-one buildings located at or near the following addresses in the City of Milwaukee, Milwaukee County, Wisconsin: 2635 West Garfield Avenue, 2625 West Garfield Avenue, 2615 West Garfield Avenue, 2531 West Garfield Avenue, 2527 West Garfield Avenue, 2532 West Garfield Avenue, 2130 N 25th Street, 2450 West Garfield Avenue, 2219 North 25th Street, 2218 North 25th Street, 2123 North 25th Street, 2119 North 25th Street, 2126 North 24th Place, 2450 West Lloyd Street, 2474 West Brown Street, 2477 West Brown Street, 1960 North 26th Street, 1950 North 26th Street, 2028 North 24th Place, 2513 West Brown Street, and 1959 North 25th Street, -and generally within the area of the City of Milwaukee bounded by West Garfield Street to the north, West Brown Street to the south, North 27th Street to the west, and North 24th Street to the east, owned and operated by CDA Scattered Sites MKE LLC, the initial owner, principal user or beneficiary, including any affiliate thereof and any of its successors or assigns; maximum amount of loan up to \$333,000 per site, and up to an aggregate maximum of \$6,660,000.
- (14) An 8-unit low-income multifamily rental housing development consisting of one building located at 404 Garfield Street South, Village of Almena, Barron County, Wisconsin, owned and operated by Barron County Housing Redevelopment, LLC, the initial owner, principal user or beneficiary, including any affiliate thereof and any of its successors or assigns; maximum amount of loan: \$1,355,000.
- (15) An 8-unit low-income multifamily rental housing development consisting of one building located at 230 Anderson Street, Village of Dallas, Barron County, Wisconsin, owned and operated by Barron County Housing Redevelopment, LLC, the initial owner, principal user or beneficiary, including any affiliate thereof and any of its successors or assigns; maximum amount of loan: \$1,355,000.
- (16) An 8-unit low-income multifamily rental housing development consisting of one building located at 401 West 4<sup>th</sup> Street, Village of Haugen, Barron County, Wisconsin, owned and operated by Barron County Housing Redevelopment, LLC, the initial owner, principal user or beneficiary, including any affiliate thereof and any of its successors or assigns; maximum amount of loan: \$1,355,000.
- (17) An 8-unit low-income multifamily rental housing development consisting of one building located at 126 Parker Street West, Village of Prairie Farm, Barron County, Wisconsin, owned and operated by Barron County Housing Redevelopment, LLC, the initial owner, principal user or beneficiary, including any affiliate thereof and any of its successors or assigns; maximum amount of loan: \$1,355,000.

- (18) An 8-unit low-income multifamily rental housing development consisting of one building located at 283 Becker Street, City of Turtle Lake, Barron County, Wisconsin, owned and operated by Barron County Housing Redevelopment, LLC, the initial owner, principal user or beneficiary, including any affiliate thereof and any of its successors or assigns; maximum amount of loan: \$1,355,000.
- (19) A 24-unit low-income multifamily rental housing development consisting of one building located at 611 East Woodland Avenue, City of Barron, Barron County, Wisconsin, owned and operated by Barron County Housing Redevelopment, LLC, the initial owner, principal user or beneficiary, including any affiliate thereof and any of its successors or assigns; maximum amount of loan: \$4,065,000.
- (20) A 2-unit low-income multifamily rental housing development consisting of one building located at 1665 - 1775 Riverview Drive, City of Barron, Barron County, Wisconsin, owned and operated by Barron County Housing Redevelopment, LLC, the initial owner, principal user or beneficiary, including any affiliate thereof and any of its successors or assigns; maximum amount of loan: \$339,000.
- (21) A 2-unit low-income multifamily rental housing development consisting of one building located at 1705 – 1715 Margaret Avenue, City of Barron, Barron County, Wisconsin, owned and operated by Barron County Housing Redevelopment, LLC, the initial owner, principal user or beneficiary, including any affiliate thereof and any of its successors or assigns; maximum amount of loan: \$339,000.
- (22) A 2-unit low-income multifamily rental housing development consisting of one building located at 1725 – 1735 Margaret Avenue, City of Barron, Barron County, Wisconsin, owned and operated by Barron County Housing Redevelopment, LLC, the initial owner, principal user or beneficiary, including any affiliate thereof and any of its successors or assigns; maximum amount of loan: \$339,000.
- (23) A 55-unit low-income multifamily rental housing development consisting of one building located at 656 North Main Street, City of Oshkosh, Winnebago County, Wisconsin, owned and operated by The Corridor Development, LLC, the initial owner, principal user or beneficiary, including any affiliate thereof and any of its successors or assigns; maximum amount of loan: \$13,066,000.
- (24) A 50-unit low-income multifamily rental housing development consisting of one building located at 700 Grand Ave, City of Wausau, Marathon County, Wisconsin, owned and operated by 700 Grand Apartments, LLC, the initial owner, principal user or beneficiary, including any affiliate thereof and any of its successors or assigns; maximum amount of loan: \$11,926,000.
- (25) A 16-unit low-income elderly rental housing development consisting of one building located at 4900 County Highway U, City of Shullsburg, Lafayette County, Wisconsin, owned and operated by Lafayette County Housing Development, 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: \$2,999,000.
- (26) A 60-unit low-income multifamily rental housing development consisting of one building located at 29 S Mills Street, City of Madison, Madison County, Wisconsin, owned and operated by Neighborhood House Ventures, LLC the initial owner, principal user or beneficiary, including any affiliate thereof and any of its successors or assigns; maximum amount of loan: \$14,580,000.
- (27) A 38-unit low-income multifamily rental housing development consisting of one building located at 472 Stageline Road City of Hudson, St. Croix County, Wisconsin, owned and operated by West CAP Taxable, LLC, the initial owner, principal user or beneficiary, including any affiliate thereof and any of its successors or assigns; maximum amount of loan: \$8,537,000.

- (28) A 24-unit low-income multifamily rental housing development consisting of 6 buildings located at or near 5078 Haight Farm Road, in City of Fitchburg, Dane County, Wisconsin, owned and operated by Uptown Hills Fitchburg, LLC, the initial owner, principal user or beneficiary, including any affiliate thereof and any of its successors or assigns; maximum amount of loan: \$993,000 per site and up to an aggregate maximum of \$5,958,000 in aggregate.
- (29) An 24-unit low-income multifamily rental housing development consisting of 3 buildings located at 249-267 Nortj Main Street, City of Oregon, Dane County, Wisconsin, owned and operated by Main Street Oregon, LLC, the initial owner, principal user or beneficiary, including any affiliate thereof and any of its successors or assigns; maximum amount of loan: \$5,541,000.
- (30) A 50-unit low-income multifamily rental housing development consisting of one building located at 730 County Road M, City of River Falls, St. Croix County, Wisconsin, owned and operated by Valley View, LLC, the initial owner, principal user or beneficiary, including any affiliate thereof and any of its successors or assigns; maximum amount of loan: \$9,329,000.
- (31) A 48-unit low-income multifamily rental housing development consisting of one building located at 2515 N. 2nd Street, City of Milwaukee, Milwaukee County, Wisconsin, owned and operated by Northwood Apartments, LP, the initial owner, principal user or beneficiary, including any affiliate thereof and any of its successors or assigns; maximum amount of loan: \$6,702,000.
- (32) A 24-unit low-income multifamily rental housing development consisting of one building located at 2515 N. 2nd Street, City of Milwaukee, Milwaukee County, Wisconsin, owned and operated by Northwood Apartments, LP, the initial owner, principal user or beneficiary, including any affiliate thereof and any of its successors or assigns; maximum amount of loan: \$3,351,000.
- (33) A 72-unit low-income multifamily rental housing development consisting of six buildings located at 2100 W. North Avenue, City of Milwaukee, Milwaukee County, Wisconsin, owned and operated by Sears Market, LLC, the initial owner, principal user or beneficiary, including any affiliate thereof and any of its successors or assigns; maximum amount of loan: \$34,734,000.
- (34) An 88-unit low-income multifamily rental housing development consisting of four buildings located at 1642 6th Street, City of Beloit, Rock County, Wisconsin, owned and operated by Rock River Townhomes LP, the initial owner, principal user or beneficiary, including any affiliate thereof and any of its successors or assigns; maximum amount of loan: \$13,596,000.

This public hearing is available to the public through the following **toll-free call-in number: 1-888-212-9810, passcode number: 182 732 170#**. 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](mailto: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: October 18, 2024