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3 (ITEM) From the Director, Department of Health and Human Services, requesting
4 authorization to enter into a HOME written agreement for \$2,000,000 with Bender Road
5 Apartments, LLC, for the construction of 11 units of affordable housing at 1633 West
6 Bender Road, Glendale, Wisconsin, by recommending adoption of the following:
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8 **A RESOLUTION**
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10 WHEREAS, in July 2014, the Milwaukee County Board of Supervisors adopted
11 File No. 14-584 accepting an offer by Bond Realty, LLC, to purchase a tax delinquent
12 property located at 1633 West Bender Road in Glendale; and
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14 WHEREAS, Bond Realty, LLC through its affiliate Bender Road Apartments,
15 LLC, intends to rehabilitate the existing structure to create new rental housing stock for
16 the City of Glendale and is seeking HOME funds from Milwaukee County to finance the
17 project; and
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19 WHEREAS, the HOME program was born out of the National Affordable Housing
20 Act of 1990, and Milwaukee County as a designated Urban County, is part of a HOME
21 Consortium with West Allis and Wauwatosa, Wisconsin; and
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23 WHEREAS, financing of rental projects is an eligible HOME activity and Glendale
24 is part of the HOME Consortium jurisdiction; and
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26 WHEREAS, financing of the project, if approved, will include a mortgage and
27 promissory note at 0% interest deferred for 20 years; and
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29 WHEREAS, the HOME Written Agreement, as approved by Corporation Counsel
30 and the Risk Management Division, Department of Administrative Services, will govern
31 the development and requires the property to remain affordable for 20 years, meaning
32 at least 20% of the units must be "low HOME rent" units even if the loan is repaid early
33 or there is a change in ownership; and
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35 WHEREAS, the proposed development will consist of 56 townhome units, of
36 which 45 units will be market rate and 11 units will be affordable intended as supportive
37 housing units for disabled individuals referred by the Milwaukee County Housing
38 Division; and
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40 WHEREAS, the developer shall be responsible for conducting income
41 qualification reviews of tenants based on Section 24 of the United States Department of
42 Housing and Urban Development (HUD) Code of Federal Regulations Part 5 definition
43 of income and the County will be responsible for monitoring files and conducting annual
44 inspections; and
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46 WHEREAS, Milwaukee County Housing Division staff as well as an independent
47 party with experience in subsidy layering reviewed the project using the HUD-
48 recommended template and the analysis shows the amount requested is reasonable
49 and that the project is feasible; now, therefore,

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51 BE IT RESOLVED, the Director, Department of Health and Human Services, or
52 his designee, is authorized and directed to work in conjunction with Corporation
53 Counsel and the Risk Management Division, Department of Administrative Services, to
54 enter into a HOME written agreement for \$2,000,000 with Bender Road Apartments,
55 LLC, for the construction of 11 units of affordable housing at 1633 West Bender Road,
56 Glendale, Wisconsin.

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