

MacDonald, Terry

From: Werra, Garry
Sent: Tuesday, June 05, 2007 9:39 AM
To: MacDonald, Terry
Subject: FW: update on city's housing trust fund

FYI

From: Heather Dummer Combs [mailto:Heatherdc@interfaithconference.org]
Sent: Monday, June 04, 2007 5:26 PM
To: Heather Dummer Combs
Subject: update on city's housing trust fund

This message was composed by Bethany Sanchez, a leader in the Milwaukee Housing Trust Fund Coalition and the vice chair of the Milwaukee Housing Trust Fund Advisory Board. I thought she articulated well the status of the fund. I know many of you have been interested in knowing what's happening. Hopefully this clarifies things. Feel free to contact me if it doesn't.

Friends:

This is a note to remind you that City of Milwaukee Housing Trust Fund (HTF) dollars will be available soon for housing projects that serve City of Milwaukee residents. Please forward this message to others who may be interested.

There will be a minimum of:

- \$625,000 available to address homelessness,
- \$625,000 to address homeownership (getting people into homeownership positions and keeping them there), and
- \$875,000 for rental housing.

An additional \$375,000 may be allocated to projects/developments in one or more of the above categories, depending on the needs identified and the proposals submitted.

While new construction, rehab, supportive services, and counseling services are all eligible activities to be funded with the HTF money, the HTF Advisory Board has made a decision to prioritize "bricks and mortar" projects with this round of funding. That means that proposals asking for \$ for supportive services or counseling services will not be prioritized as highly as the other eligible uses.

For a copy of the draft RFP, which will provide many more details, you can email Terry at TMACDO@milwaukee.gov. Terry staffs the Housing Trust Fund Advisory Board.

Here's the schedule we are shooting for (the schedule is not yet final):

- RFP to be issued before the end of June
- Responses to be in by the end of July
- Decisions made (review by staff and HTF Technical Committee, then decision by HTF Advisory Board) by the end of August

Please be aware that this HTF money is designed to leverage other private and public funds. It can not be the only financing or funding source for the project. Proposals will receive extra points for:

- leveraging other funds
- having construction financing in place (where applicable)
- addressing needs of the lowest income population
- exceeding minimum affordability periods
- use of area workers
- use of EBE, DBE, MBE, and/or WBE contractors
- providing family-supporting wages
- having agency and staff experience in the type of activity proposed
- exceeding accessibility improvements or modifications requirements
- providing services on site without use of HTF \$ (where applicable)
- increasing neighborhood diversity in housing choices
- utilizing green building principles
- coordinating with community institutions such as schools, job training facilities, BIDs, employers, etc.
- moving persons from institutions into the community, and
- meeting critical needs in the community.

Let me know if you have questions. Again, please forward this message to others who may be interested.

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