



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin 53202

Meeting Minutes HOUSING TRUST FUND ADVISORY BOARD

ALD. MURPHY, CHAIR

Ald. Robert Bauman, James Hiller, Craig Kammholz, Kenneth Little, Cathie Madden, Jim Mathy, Joanne Passaro, Brian Peters, Kori Schneider Peragine, and Michael Soika
Staff Assistant: Joanna Polanco, 286-2366, Fax: 286-3456, jpolan@milwaukee.gov
Legislative Liaison: Jeffrey Osterman, 286-2262, joster@milwaukee.gov

Thursday, May 13, 2010

11:00 AM

Room 301-A, City Hall

Meeting convened: 11:15 A.M.

1. Roll call

Present 8 - Soika, Madden, Peters, Passaro, Mathy, Little, Murphy and Bauman

Excused 2 - Kammholz and Hiller

Also present: Kate Block, Mr. Peters' sign language interpreter; Mario Higgins, Community Development Grants Administration; Assistant City Attorney Tom Gartner, and Jeff Osterman, Legislative Reference Bureau

2. Review and approval of the February 11, 2010 meeting minutes

Mr. Soika moved approval of the minutes, Mr. Mathy seconded. There were no objections.

3. Status report and discussion on the housing trust fund award process

Atty. Gartner and Mr. Higgins appeared on this Matter.

Atty. Gartner said he has sent the grant, regulator and EBE agreements to each of the applicants that have received awards to date. He said some of the awardees have outstanding agreements, but they have not begun their projects yet.

Atty. Gartner said he has encountered a couple of problems with the agreements for some of the smaller projects. The first is when there is a project where the grantee is rehabbing an owner-occupied unit, the grantee is not in the position to commit that the rehabbed project will remain low-income for fifty years. He said it doesn't make sense to have the same regulator agreement for smaller projects that is used for larger projects that receive WHEDA tax credits.

The second problem is with the EBE and City resident worker requirements. The

workers who are doing the very small rehabilitation projects are usually staff, volunteers or the grantees themselves and that has caused some difficulty for the grantees to comply with those requirements.

Atty. Gartner suggested that a little flexibility in the above two areas would be helpful. He said that one of the ways this board could handle that is to acknowledge that the Community Development Grants Admin. (CDGA), who administers the housing trust fund program, has the power to exercise discretion in adjusting those kinds of conflicts.

Mr. Higgins gave an overview of each of the awardee's projects. He said the projects that are completed as of to date are: Hartland-Guest House, St. Katherine's Residence, United Methodist Children's Services and Bishop's Creek. He said the projects that are being worked through yet are: Dominican Center, Layton Blvd West Neighbors, Milwaukee Christian Center, Habitat for Humanity, King Dr. Commons, Building Together, United Community Center and Mercy Housing.

Ald. Murphy asked if members had an opportunity to tour of any of the project sites?

One member replied in the negative.

Mr. Soika asked if the CDGA staff could provide a written report to this Board on the status of each of the projects?

Ald. Murphy asked that the report include information on the problems that Atty. Gartner mentioned.

Mr. Higgins replied in the affirmative.

Mr. Little asked if the City resident requirement is a problem?

Atty. Gartner replied that there isn't a way to monitor the City resident requirement for the smaller projects. He said if there was a way it would probably be too expensive.

Mr. Higgins replied that most of the smaller projects inherently have City residents working on those projects.

Ms. Madden asked what is considered a small project?

Mr. Higgins replied that any of the single family home construction or rehab projects would be considered a small project. He said project in the amount of \$50,000 or less.

Ms. Madden asked how difficult would it be to have two applications, the current application as it exists and a second application tailored for smaller projects.

Mr. Higgins replied that wouldn't be difficult. He said some of the smaller applicants are intimidated with the current application and it would make it easier for the Technical Review Subcommittee to score smaller projects.

Ms. Madden asked if this board could consider looking at creating a second application for smaller projects?

Ald. Murphy asked the City Attorney, Comptroller's and CDGA staff to review the application and see if they could streamline the application for smaller projects and bring their recommendations back to this board for consideration.

Mr. Peters asked if EBE is required by ordinance, and, if so, would the code of ordinances need to be changed to allow for an exemption for small projects?

Attorney Gartner replied in the negative.

4. Review and approval of the Housing Trust Fund 2009 annual report

Ald. Bauman moved to amend the report by having some of the information from the memo, prepared by the Community Development Grants Administration on the status of each of the projects that received HTF dollars, included in the 2009 annual report. There were no objections.

A motion was made to approve the 2009 annual report as amended. There were no objections.

5. Next meeting date, time and agenda

June 10, 2010 at 11:00 A.M. in Room 301-B

Meeting adjourned: 11:36 A.M.

Terry J. MacDonald
Staff Assistant