



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes HOUSING TRUST FUND ADVISORY BOARD

ALD. MURPHY, CHAIR

Bethany Sanchez, Vice Chair

Ald. Robert Bauman, Heather Dummer Combs, Cecelia Gore, James Hiller, Craig Kammholz, Vincent Lyles, Cathie Madden, Brian Peters, Ray Schmidt, and Michael Soika

Staff Assistant, Terry MacDonald

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Thursday, May 14, 2009

11:00 AM

Room 102, Zeidler Building
841 N. Broadway

Meeting convened: 11:05 A.M.

1. Roll call

Present 9 - Hiller, Peters, Dummer Combs, Lyles, Sanchez, Madden, Schmidt, Gore and Soika

Excused 3 - Kammholz, Bauman and Murphy

Also present: Steven Mahan, Director, Dept. of Admin., Community Development Grants Administration and Mario Higgins, Community Development Grants Administration

2. Approval of the minutes of the April 9, 2009 meeting

Mr. Lyles moved approval of the minutes, Mr. Madden seconded. There were no objections.

3. Status report by the Community Block Grants Administration Director relating to the housing trust fund awards

Mr. Mahan said the status on the projects that received awards has not changed much since the last HTFAB meeting update. He said City staff is currently working with representatives of Common Bond Communities/Bishop Creek and United Methodist Church to finalize their contracts. He said as far as the second round of funding awards, City staff have been in contact and are at the beginning stages of developing contracts with Dominican Center and Milwaukee Christian Center. He said City staff has also been in contact with each of the other organizations that received awards and all are in various stages of the process.

Ms. Lisa Kukinski, Regional Director, Mercy Housing Lakefront appeared to give a status report on the Mercy Housing project. She said Mercy Housing received its tax credits award from HUD in two parts, a partial award in December 2008 and the remaining tax credits were awarded in the spring of 2009.

Ms. Kukinski passed out a fact sheet (Exhibit 1) that gives a summary of the Johnston Center residences project. She said the project site is located in the old Johnston Health Clinic at 1230 W. Grant Ave and the adjacent property at 1220 W. Windlake Ave. She said their next step is to formally acquire the building and the land for the project. She said the Johnston Clinic is owned by the City and the final paper work for the closing of the sale of the building is currently being drawn up and should be completed in early June 2009. The adjacent property is owned by the Hispanic College Fund foundation and Mercy Housing has been working with them to relocate the foundation to a MPS own property and is currently in its final stage of approval by the MPS board and should be finalized in early June 2009.

Ms. Kukinski said the next step after acquiring the properties will be the remediation of the building and the removal of the asbestos and that will take about three months. Next, they will start the remodeling, demolishing and construction, which will begin in about three months and take 14 -15 months to complete. She said people can begin moving in December 2010.

Ms. Kukinski said the groundbreaking ceremony is scheduled to take place on May 28, 2009 at 3:30 p.m.

Mr. Soika asked Ms. Kukinski to elaborate on the role the housing trust fund award played in the development of the project?

Ms. Kukinski replied that the HTF was the second funding award Mercy Housing received for this project and it instilled confidence in all the other organizations that Mercy Housing approached for funding. She said this project has seven to ten layers of funding sources.

Ms. Sanchez asked Ms. Kukinski if she sees expects any problems in obtaining the building and the land?

Ms. Kukinski replied in the negative.

Mr. Peters said Mercy Housing's original proposal said 89 units and in the project summary it says 91 units and asked where they found the additional two units?

Ms. Kukinski replied that the project's main floor plan had to be rearranged to add two

more units in order to push up the amount of rent that would come in so that they could break even. She said they had to do that in order to continue to provide amenities, such as a 24 hour desk service.

Mr. Hiller asked if Mercy housing has vacancy rights?

Ms. Kukinski replied in the affirmative. She said Mercy Housing has 25 years of management service experience. She said they own other apartment buildings in the Chicago area and all have a very low vacancy turnover and all currently have waiting lists.

Mr. Mahan asked that the owner-occupied guidelines be scheduled for discussion at the next HTF meeting.

Mr. Lyles said one of his concerns is the need for a set timeline on when the projects need to begin and use the housing trust fund award by.

4. Review and approval of the Housing Trust Fund 2008 annual report

Ms. Sanchez said she is uncomfortable approving the report at this time because she did not receive the full report, including the appendices, to review. She asked Ms. MacDonald if she could send a copy of the full report to all the members?

Ms. MacDonald replied in the affirmative.

Ms. Sanchez said the 2008 annual report will be considered at the next meeting.

5. Set next meeting agenda

Following is a list of agenda items to be scheduled for discussion at the next meeting:

Discussion relating to the Public Policy Forum report.

Discussion and approval of the housing trust fund owner occupied guidelines.

Review and approval of the Housing Trust Fund 2008 annual report.

Discussion on the process and timeline for the next round of funding awards.

Discussion on how applicants can get a better understanding of the housing trust fund rules and procedures prior to applying for housing trust funds.

Discussion on the expiration of HTFAB members appointments and submission of recommendations to fill any vacancies.

Public comments on the public policy forum report, owner occupied guidelines and other housing trust fund concerns.

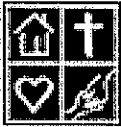
Ms. Sanchez said the next meeting date is scheduled for June 11, 2009 and said that she and some of the other members and City staff are unable to make that date and asked if the next meeting date could be changed?

Ms. Dummer Combs asked that if a new meeting date is set, could it be scheduled no later than June 12, 2009.

Ms. Sanchez said Ms. MacDonald will survey the members for a new meeting date.

Meeting adjourned: 11:28 A.M.

**Terry J. MacDonald
Staff Assistant**



Mercy Housing Lakefront
more than a roof

Johnston Center Residences Project

- 91 apartments, studios
- Permanent Supportive Housing, serving “special needs” and formerly homeless people
- Milwaukee-based services partner: Hope House
- Combination rehab and new construction
- Revitalizing a historic building in a near south neighborhood and prominent 6-corners area (Grant, Windlake & 13th)
- Outdoor “green” space
- Milwaukee-based architects, general contractor
- City, County, State, Federal funding for development in place
- Partnership with the County Behavioral Health/Housing Division on a HUD “Shelter Plus Care” contract
- Blended Management property management practice combining on-site property manager and on-site supportive services including 24-hour front desk
- Services include: Case management, tenancy support, employment/education training and Resident Leadership.
- Community space, open for use by neighborhood organizations.
- Planned groundbreaking: May 2009
- Planned opening December 2010

Contact: Lisa Kuklinski (312)-447-4610
Mercy Housing Lakefront
Updated May 2009

