



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes HOUSING TRUST FUND ADVISORY BOARD

ALD. MICHAEL MURPHY, CHAIR

Bethany Sanchez, Vice-Chair

**ALD. BAUMAN, Cecelia Gore, James Hiller, Craig Kammholz, Vincent Lyles, Cathie Madden,
Brian Peters, Ray Schmidt, Mike Soika, Marcus White**

Staff Assistant, Terry MacDonald

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Friday, April 11, 2008

11:00 AM

Room 301-B, City Hall

Meeting convened: 11:16A.M.

1. Roll call

Present 7 - Murphy, Hiller, Kammholz, Bauman, Madden, Peters and White

Excused 5 - Soika, Sanchez, Gore, Schmidt and Lyles

Also present: Tom Gartner-Assistant City Attorney, Mario Higgins-Community Block Grants Administration, Garry Werra-DOA-Community Block Grants Administration, Jeff Osterman-Legislative Reference Bureau and Jennifer Gonda-Legislative Fiscal Manager, Department of Administration, Intergovernmental Relations Division

2. Approval of the minutes of the January 18, 2008 meeting

Mr. White moved approval of the minutes, Ald. Bauman seconded. There were no objections.

Mr. Hiller said that at the January 18th meeting Mr. Lyles asked for this board's approval to move forward with the exploration of creating a trust for the housing trust fund. He then asked if there is an update at this time from Mr. Lyles?

Ald. Murphy replied in the negative.

3. Update from the Community Block Grants Administration Director relative to the award funding process

Mr. Werra said that Mr. Mario Higgins will give the update, because he is the person who has been working on the first project, which is the Heartland Housing, Inc., Guest House, located at 1218 W. Highland Ave.

Mr. Higgins appeared and said that he is working on the terms for the Guest House project for both the HOME funds and the housing trust funds. He also said that he is in the preliminary stage of setting the terms.

Ald. Murphy asked if the City Attorney's Office is doing the negotiation of the terms?

Mr. Higgins replied in the affirmative. He said the city attorneys that are doing the

negotiations are Assistant City Attorney Tom Gartner and Assistant City Attorney Kevin Sullivan.

Ald. Murphy asked if they are also working on the details of the terms with the other four projects that received awards?

Mr. Werra replied that the approach has been is to take the most pressing activity first. He continued to say that the 1218 W. Highland Ave project was ready to go the fastest, so they started with that project first. He said the other four are in the negotiation of the term sheet phase.

Ald. Murphy asked how many units will come out of the 1218 Highland Ave. project?

Mr. Higgins replied that there will be 24 units, 12 studio and 12 one bedroom units.

Mr. Hiller asked if there is a timeline on the completion of the agreements for all the projects before the funds will be provided?

Mr. Kammholz replied that in the funding guidelines, there is a timeline set at nine months, and if the funds weren't issued by then, the committee would go back and review and determine if it would proceed with the project or if they would withdraw the award and give it to the next project in line.

4. Discussion relative to state and federal housing trust fund legislation

Ald. Murphy said that he and Ms. Jennifer Gonda went to Madison to testify on legislation that this board and the Council had supported, that would allow Tax Incremental Districts (TID's) to be extended an additional year and that money would then be earmarked for housing trust funds.

Ms. Gonda informed the board that Mr. Soika also appeared in Madison for the hearing.

Ms. Gonda said that the bill passed the committee with the exception of one Senator and it passed the full Senate unanimously. She said unfortunately when it got to the Assembly, it got caught up in some political dealings and the Assembly decided not to put it up for a committee hearing. In addition, she said that she and other people have tried everything to get it moved to a committee, but nothing worked. Finally, she said she will work on it again at the next Assembly session.

Ald. Murphy asked when is the next session?

Ms. Gonda replied that it is in February.

Ald. Murphy said that after the election takes place the leadership in the Assembly may change.

Ald. Murphy asked Ms. Gonda to give an update on the legislation on Federal level, called the national housing trust fund.

Ms. Gonda said the national housing trust fund legislation is a mirror image to the bill that is in the Senate. She said it passed the House of Representatives back in November 2007. She said so far it hasn't had a committee hearing yet, but it isn't

because it doesn't have the support, it is because it is caught up in the whole foreclosure issue and the GSC reform. She said Senator Kerry's staff person assured her that they are trying everything to get it heard.

Ms. Gonda suggested that this committee may want to send a letter to Senator Kohl and Senator Feingold to encourage them to sign on as co-sponsors to the national housing trust fund legislation.

Ald. Murphy asked Ms. Gonda to put a letter together from this Board. He also asked that the letter be cc: to Senator Kerry and Senator Dodd.

Meeting adjourned: 11:29 A.M.

Terry J. MacDonald
Staff Assistant