

MOTION – Ald. Murphy

CC FILE #060071

Zoning, Neighborhoods and Development Committee agenda
September 25, 2006

Substitute resolution relating to the recommendations of the Milwaukee Housing Trust Fund Task Force for the operation and funding of a housing trust fund.

I move to substitute the Proposed Substitute B for File 060071 in lieu of Substitute 1.

The Proposed Substitute differs from Substitute 1 by amending certain Task Force recommendations in the following ways:

1. The issuance of general obligation bonds to fund the Housing Trust Fund shall be for up to \$5 million in bonds, with debt service being funded first by the additional Potawatomi revenues and tax incremental district revenues described in the other funding sources and secondarily by the property tax levy. The proposed substitute also clarifies that the issuance of bonds shall be tied to the approval of bond-funded projects by the Common Council.
2. 50% of additional Potawatomi Bingo Casino revenues shall be dedicated for the Housing Trust Fund.
3. When a tax incremental district (“TID”) is closed, for each of the 2 years (rather than 4 years) immediately following the year in which closure occurred, the City shall designate General Fund revenue for the Housing Trust Fund in an amount equal to one-half of the City’s incremental tax revenue received from the TID during the last tax collection cycle in which the TID was in existence.
4. The resolution does not endorse the recommendation that proceeds from the sale of City-owned vacant land shall be used to fund the Housing Trust Fund.
5. Payments in lieu of taxes (“PILOTS”) received by the City from newly-negotiated PILOT agreements with owners of tax-exempt property shall be dedicated for the Housing Trust Fund only if so designated by the property owner.
6. The Housing Trust Fund Advisory Board shall be responsible for making recommendations for allocation of Housing Trust Fund dollars; it shall not be responsible for providing oversight of administration of the Housing Trust Fund.
7. For housing projects for the homeless funded by the Housing Trust Fund, the 50-year affordability requirement shall be reviewed at 15 years and 30 years, with the Common Council having the discretion to remove a particular project for the homeless from the Housing Trust Fund program at these intervals. Substitute 1 makes no provision for review of affordability requirements for housing for the homeless.
8. Most “shoulds” are changed to “shalls” to reflect the fact that, by this resolution, the Common Council is endorsing certain program characteristics for the Housing Trust Fund.

I also move to include the following amendment in the substitute (not shown in Proposed Sub. B):

9. The Advisory Board shall give weighted consideration to an application for Housing Trust Fund assistance if the proposed project will be taxable.

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