



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes

HOUSING TRUST FUND ADVISORY BOARD

ALD. MURPHY, CHAIR

Kalan R. Haywood, Sr., Vice-Chair

Swarnjit Arora, Ald. Robert Bauman, Toni Biscobing, James

Hiller, Theodore Lipscomb, Sr., Jim Mathy, Cheryl

Muldrew-McMurtry, Brian Peters, Kori Schneider Peragine,

Michael Soika, and Dorothy York

Staff Assistant: Joanna Polanco, 286-2366, Fax: 286-3456,

jpolan@milwaukee.gov

Legislative Liaison: Jeffrey Osterman, 286-2262,

joster@milwaukee.gov

Tuesday, February 15, 2022

10:00 AM

This is a VIRTUAL meeting.

1. Call to Order at 10:02 AM

2. Introduction of members (roll call).

Also present:

CDBG Staff:

Steven Mahan

Mario Higgins

Jeremy Belot

Tammy Bockhorst listening in on behalf of Ald. Bauman

From the Community/Public :

Ms. Lynnea Katz-Pitted - Revitalize Milwaukee

Mr. Brian Sonderman - Habitat from Milwaukee

Mr. Jeramey Jannene - Urban Milwaukee

PIE Sign-language interpreter

Present 10 - Murphy, Soika, Hiller, Peters, Mathy, Biscobing, Haywood Sr., Arora, York and Muldrew-McMurtry

Excused 2 - Bauman and Schneider Peragine

3. Update on current Housing Trust Fund Projects.

The Milwaukee Housing Trust Fund (HTF) provides grants and loans for the construction, rehabilitation and accessibility modification of affordable housing for low-to moderate-income households.

Since 2007, the Housing Trust Fund has provided \$262 million in grants and loans, leveraging more than 1300 units; 626 "visitable" units, 530 supportive housing for individuals with mental illness and veterans.

The primary focus of the Housing Trust Fund is to provide funding for supportive

housing for the homeless. More than half of the Housing Trust Fund's project allocations have gone toward housing for the homeless, making up more than half of the units produced to date.

To-date there have been 63 projects invested with HTF dollars with very few incomplete projects.

Categories these dollars can be allocated are Homelessness, Rental, and Homeownership; dollars can also be allocated for other needs identified such as, supportive services.

4. American Rescue Plan Act allocation for funding for the Housing Trust Fund.

Through the American Rescue Plan Act, the HTF has received a significant allocation, never received before, said Ald. Murphy. The Common Council and the Mayor agreed to allocate \$10 Million dollars for 2022 not to exclude the prior year's allocation of \$1.6M.

ARPA has a bigger latitude to be use, from supportable housing to new construction, for the City to continue in the same manner, as it has been use in the past. It helps us to leverage more projects and the process is not limited for one-year process, Mr. Mahan said.

Ald. Murphy said that a new challenge we may faced is in leveraging these dollars with very worthy projects, contrary to prior years; However, the City of Milwaukee does not have much capacity for builders and re-modelers as one may think. In this current climate with supply chain issues, labor shortage will be a struggle to find worthwhile project to support. Nevertheless, the City will continue to work collaborative with the County, other partners and reach out to other individuals that we can collaborate and expend these dollars, and most importantly increase the numbers of units to help the citizens.

5. Update on application process.

Mr. Higgins will be in discussion with the Chair of the Technical Subcommittee to set up a meeting before the next application process is released this year. Based on new/different categories that ARPA poses, it is good timing for the application to be review and updated.

The Timed Low income Tax Credit came through in December

Ald. Murphy encouraged the participation of any member that would be interesting in being part of the Technical Subcommittee, to reach out to him or Mr. Higgins.

6. Discussion on the Housing Trust Fund Mission.

The mission of the HTFAB is to

Meeting adjourned at 10:41 AM

Joanna Polanco

Staff Assistant

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