



# 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, January 18, 2008

2:00 PM

Room 301-B, City Hall

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**Meeting convened: 2:10 P.M.**

**1. Roll call**

**Present** 10 - Murphy, Soika, Kammholz, Bauman, Sanchez, Madden, Peters, Gore, Lyles and White

**Excused** 2 - Hiller and Schmidt

*Also present: Tom Gartner-Assistant City Attorney, Steve Mahan-Community Block Grant Director, Garry Werra-DOA-Community Block Grants Admin. and Jeff Osterman-Legislative Reference Bureau*

**2. Approval of the minutes of the October 9, 2007 meeting**

*Ms. Sanchez moved approval of the minutes, Mr. Kammholz seconded. There were no objections.*

**3. Update from the Finance Subcommittee**

*Mr. Lyles, chair of the Housing Trust Fund Advisory Board Finance Subcommittee said that the subcommittee has reviewed several different financing strategies and one of the strategies it would like to explore further is the possibility of establishing a trust. He said the subcommittee would like the full Housing Trust Fund Advisory Boards approval of this recommendation so that the Finance Subcommittee can proceed with the exploration of a trust.*

*A motion was made by Mr. Lyles and seconded by Mr. Soika to allow the Finance Subcommittee to move forward with the exploration on creating a trust for the housing trust funds. There were no objections.*

**Roll call taken at 2:20 P.M.**

**Present** 11 - Murphy, Soika, Kammholz, Bauman, Sanchez, Madden, Peters, Gore, Schmidt, Lyles and White

**Excused** 1 - Hiller

**Roll call taken at 2:32 P.M.**

**Present** 10 - Murphy, Soika, Kammholz, Bauman, Sanchez, Peters, Gore, Schmidt, Lyles and White

**Excused** 2 - Hiller and Madden

**4. Review and approval of the recommendations for the Housing Trust Funds submitted by the Technical Review Subcommittee**

*Members received the following hand outs:*

*List of five recommendations (Exhibit 1)*

*Scoring Worksheet prepared by Community Development Block Grant Admin. (Exhibit 2)*

*Ald. Murphy said before the board hears the recommendations he would like to thank all the members of the Housing Trust Fund Advisory Board Technical Review Subcommittee (HTFABTRS) members and the Community Development Grand Administration staff for all their hard work and dedication on getting the recommendations to this board.*

*Mr. Kammholz, Chair of the Technical Review Subcommittee gave an overview on how the subcommittee came up with the five recommendations. He then said he was there to answer any questions by board members. He also said that the five applicants were also there to answer questions.*

*Ald. Bauman asked if the housing trust funds requested are outright debt, grants or loans?*

*Mr. Kammholz replied that after the initial approval, the City Attorney, Community Development Grant Admin. Director and he will start negotiations with the applicants to determine if the awards will be grants or loans.*

*Ald. Murphy said that once the recommendations have been approved by this board, they will be heard by the Zoning, Neighborhoods & Development Committee and then the full Common Council and then like many contracts they will need to be negotiated.*

*Mr. Peters said he noticed that Mercy Housing had two applications and said that it seems that both the applications are for the same project. He said one is in the homeless category and one is for rental category. He asked how will it be decided which one would be appropriate for the funds?*

*Mr. Kammholz replied that they received a letter from Mercy Housing explaining why they submitted two applications for two different categories and the letter said that they did it that way to maximize their potential award from the State of Wisconsin.*

*Mr. Peters said his second question also has to do with Mercy Housing and asked why was the scoring for community integration for both Mercy Housing applications different if they are both for the same project?*

*Mr. Kammholz replied that there was some mention in the Mercy Housing application in the homelessness category that involves community integration. He said the process the Technical Review Subcommittee follow was to award the maximum points if it was documented in the application.*

*Ald. Murphy said that some of the applicants are here and asked them to come to the table to make comments.*

*Mr. Barry Mullen, Vice President, real estate development for Mercy Housing - Chicago appeared at the table.*

*Ald. Murphy said that this board is very excited about this project and is hoping that the project is a success.*

*Mr. Soika asked Mr. Mullen where are they in term of their tax credit applications?*

*Mr. Mullen replied that the tax credit applications are due on February 1st and both of their applications are ready to go.*

*Mr. Lynne Oehlke president of St. Catherine's Residence, Inc. appeared at the table.*

*Mr. White asked where is the location of the new construction?*

*Ms. Oehlke replied that it is at 1018 E. Knapp St.*

*Ald. Murphy asked how many residential units will there be?*

*Ms. Oehlke replied that there are 46 units and three of those units will be 2 bedrooms.*

*Ms. Sanchez said that the units will be offered to a mix of people including some with special needs and asked how will they identify the people with special needs and what does she anticipate the mix to be?*

*Ms. Oehlke said they have a commitment under their WHEDA Grant that at least 50% of the units would be provided to people with special needs.*

*Mr. Teig Whaley-Smith consultant, Community development Advocates appeared for Heartland House and Ms. Cindy Krahenbuhl, Executive Director of Guest House, Inc. appeared at the table.*

*Ald. Murphy asked how many units will this project provide?*

*Ms. Cindy replied that there will be 24 units.*

*Mr. Whaley-Smith said there has been a large amount of government support for this project.*

*Mr. Perry Huyck Executive Director of United Methodist Children's Services and Mr. Teig Whaley-Smith Consultant Community development Advocates appeared at the table.*

*Ald. Murphy asked how many units will this project provide?*

*Mr. Huyck replied that the project is for 24 units.*

*Ald. Murphy said that the Zoning, Neighborhoods and Development Committee will be meeting on January 29, 2008, to review and approve the recommendations and those will than will be forwarded to the February 5, 2008 Common Council meeting for the full Council's approval.*

*Mr. John Kaye representative for the Milwaukee Christian Center appeared at the table.*

*Mr. Marcus asked if the funds received will make the homes affordable?*

*Mr. Kaye replied in the affirmative.*

*A motion was made by Ald. Bauman and Ms. Sanchez seconded that the following housing trust fund award recommendations submitted by the Technical Review Subcommittee be approved:*

*HOMELESSNESS: Mercy Housing Lakefront - \$750,000;*

*RENTAL: St. Catherine's Residence, Inc. - \$264,000, Heartland Housing - \$125,000 and United Methodist Children's Services of Wisconsin, Inc. - \$200,000*

*HOMEOWNERSHIP: Milwaukee Christian Center (CHIDO Project) - \$68,000*

*Ayes: 10 - Marcus White, Mike Soika, Ray Schmidt, Brian Peters, Vincent Lyles, Craig Kammholz, Cecelia Gore, Ald. Bauman, Bethany Sanchez and Ald. Murphy*

*Noes: 0*

*Abstained: 1 - Mr. Soika abstained from voting on Mercy Housing Lakefront, St. Catherine's Residence, Inc. and Milwaukee Christian Center (CHIDO Project)*

*Excused: Mr. Hiller and Ms. Madden*

*The motion prevailed.*

**5. Set future meeting dates**

*Future meetings will be held on the second Friday of each month at 11:00 A.M. starting with February 8, 2008.*

**Meeting adjourned: 2:37 P.M.**

*Terry J. MacDonald  
Staff Assistant*

**JANUARY 14, 2008 TECHNICAL REVIEW SUBCOMMITTEE  
HOUSING TRUST FUND AWARD RECOMMENDATIONS**

**CATEGORY: HOMELESSNESS**

Barry Mullen  
Mercy Housing Lakefront - \$750,000  
247 S. State St., Suite 810  
Chicago, IL 60604

**CATEGORY: RENTAL**

Lynne J. Oehlke  
St. Catherine's Residence, Inc. - \$264,000  
1032 E. Knapp St.  
Milwaukee, WI 53202

Kristine Berg  
Heartland Housing - \$125,000  
208 S. LaSalle St, Suite 1818  
Chicago, IL 60604

Perry Huyck  
United Methodist Children's Services of Wisconsin, Inc. - \$200,000  
3940 W. Lisbon Ave  
Milwaukee, WI 53208

**CATEGORY: HOMEOWNERSHIP**

Michael Van Alstine  
Milwaukee Christian Center (CHIDO Project) - \$68,000  
1223 S. 23<sup>rd</sup> St.  
Milwaukee, WI 53204





Applicant	Project Name/Location	# of Units	Amount Recommended	Amount Requested	Amount Leveraged	Population Served	Project Description	Leveraged Funds (1)	Income Targeting	Affordability Period	Use of City Residents	Use of EBE	Neighborhood Diversity	Green Building	Community Institutions	Community Integration	Family Wages	Experience	Accessibility	Improvements	Service Partners	Construction Financing	Community Needs	TOTAL (I)
Gorman & Company	Metcalf Park Homes (scattered site)	30	\$0	\$300,000	\$5,630,466	Low-income Persons below 30% of CMI	Construction of new rental with lease to own option after 15 years	12.00	13.10	0.00	5.00	5.00	5.00	3.50	4.00	0.00	1.00	9.50	2.50	1.25	5.00	3.75	70.60	
Sherman Associates	Highland Park (Callahan Court) 1600 W. Highland Court	150	\$0	\$800,000	\$10,899,000	Persons below 30% of CMI	Rehabilitation of 150 apartments in 3 separate buildings	9.00	15.00	0.00	5.00	5.00	3.25	2.50	3.50	0.00	1.00	9.75	0.25	1.75	0.50	13.75	70.25	
Wisconsin Community Foundation	Swigart House (931 W. 15th Street)	9	\$0	\$50,000	\$129,554	Illness & Severe mental illness	Rehab of 9-unit building	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
	<b>Total:</b>	<b>298</b>	<b>\$89,000</b>	<b>\$3,883,763</b>	<b>\$73,712,520</b>																			
Amount Available			\$55,000																					
Amount Requested			\$411,000																					
Balance				(\$2,883,763)																				

Applicant	Project Name/Location	# of Units	Amount Recommended	Amount Requested	Amount Leveraged	Population Served	Project Description	Leveraged Funds (1)	Income Targeting	Affordability Period	Use of City Residents	Use of EBE	Neighborhood Diversity	Green Building	Community Institutions	Community Integration	Family Wages	Experience	Accessibility	Improvements	Service Partners	Construction Financing	Community Needs	TOTAL (I)
<b>CATEGORY: HOMEOWNERSHIP</b>																								
Milwaukee Christian Center	CHDO Project (multiple locations)	4	\$68,000	\$68,000	\$797,988	Low-income Homebuyers	New Construction housing for homebuyers	9.00	6.00	10.00	5.00	5.00	4.00	4.25	2.75	3.75	1.00	9.00	5.00	1.25	2.00	6.25	74.25	
Milwaukee Christian Center	Youth Build Project (multiple locations)	2	\$0	\$100,000	\$643,850	Homebuyers	Homebuilding by at-risk youth	6.00	6.00	0.00	5.00	5.00	2.75	4.00	4.25	3.50	3.50	9.00	4.50	0.00	2.00	13.75	69.25	
Milwaukee Christian Center	Handicap Accessibility Project (multiple locations)	16	\$0	\$66,000	\$0	Very Low-income for individuals in single family or duplex homes		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Milwaukee Christian Center	Neighborhood Improvement Project (multiple locations)	5	\$0	\$157,500	\$0	\$0 - Disabled	Very Low-income Provision of NIP service to properties outside of CDBG Target Area	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Harambee Ombudsman	Improvement Grant Service Program	10	\$0	\$400,000	\$0	Low-income Homeowners	Owner-Occupied home improvements	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
	<b>Total:</b>	<b>0</b>	<b>\$68,000</b>	<b>\$791,500</b>	<b>\$1,441,838</b>																			
Amount Available			\$68,000																					
Amount Requested			\$68,000																					
Balance				(\$41,500)																				

TOTAL ALL CATEGORIES (REQUESTED)	HOUSING UNITS	TOTAL ALL CATEGORIES (RECOMMENDED)
Amount Available	298	Amount Available
Amount Requested	287	Amount Recommended
Balance	118	Balance

Total Leveraged (REQUESTED): \$85,466,315  
 Total Leveraged (RECOMMENDED): \$26,690,145

Footnotes: (1) Scoring of Leveraged Funds and Total Calculated as HTF Dollars Divided by Total Project Cost