

Year 2015 City of Milwaukee - Housing Trust Fund -Recommendations of the Technical Review Committee

Organization	Funding Category	Amount Requested	HTF Tech Review Committee Recommendation	Activity Description
Category: Homelessness - Total Available: \$165,000				
Center for Veteran's Issues	Homelessness (Rehab of Existing Facility)	\$126,695	\$0	Veteran's Gardens - Permanent Supportive Housing for homeless and disabled veterans with a priority on homeless women veterans and their children. Scattered sites(4 buildings-30 units) . HTF dollars will be used for repairs to the properties that are outside of the construction budget and that were uncovered during the construction process and not in the original scope of work. <u>Location:</u> 8905-11 W. Villard Ave., 9009 W. Villard Ave., 4483-93 N. 84th St., 7829 W. Villard Ave.
Wisconsin Community Services	Homelessness (New Construction)	\$165,000	\$165,000	Thurgood Marshall Apartments - 1918 N. 6th Street. 24 one-bedroom units with on-site supportive services for homeless persons and those suffering from chronic alcoholism. Cardinal Capital Management is the development partner with WCS providing supportive services.
Subtotal:		\$291,695	\$165,000	
Category: Rental Housing - Total Available: \$220,000				
Common Bond Communities	Rental Housing (New Construction)	\$220,000	\$0	The Griot - 41-unit mixed-use affordable housing development that will open in the historic American Black Holocaust Museum located at N. 4th Street & W. North Avenue. Project will consist of one, two and three-bedroom units serving households at 30%, 50% and 60% CMI.
Gorman & Company, Inc.	Rental Housing (New Construction)	\$220,000	\$0	Washington Park Townhomes - 3131 West Galena Street - Construct forty 2 & 3-bedroom low-rise townhomes . Target population: veteran families at risk of homelessness.
Heartland Housing	Rental Housing (Rehab of Existing Structure)	\$220,000	\$0	St. Anthony's Apartments - 1004 N. 10th Street . Transform the former Milwaukee County Correctional facility into 50 one bedroom and efficiency supportive housing units for low income persons including veterans, chronically homeless & those at risk of homelessness, those with a disability and those exiting the criminal justice system. Development will also entail 15,000 square feet of commercial space to be utilized by the Milwaukee County Day Reporting Center, St. Ben's Community Meal program and the St. Ben's Health Clinic.
Huntley Witmer Development LLC	Rental Housing (Rehab of Existing Structure)	\$220,000	\$0	Silver Springs Square Apartments Project - Rehab and preservation of an existing HUD-funded project located at 5513 N. Hopkins Street. Renovate all units along with building exterior and common areas. Upgrade units to meet accessibility guidelines. Total number of units: not indicated.
Mercy Housing Lakefront	Rental Housing (New Construction)	\$220,000	\$0	Greenwich Park Apartments - 53 unit rental development in Milwaukee's Upper Eastside-Greenwich Village. Location: 2353 N. Farwell Avenue(southwest corner of N. Farwell & E. Thomas Avenue). Six story building to be constructed with one, two and three-bedroom units of which 33 will be reserved for households with incomes at or below 50% of Area Median Income(AMI), 12 units for households with incomes at or below 60% AMI and 8 market rate units. Fourteen of the units will be set aside for those persons using the services of the Milwaukee County Behavioral Health Division and/or those with special needs such as mental and/or physical disabilities. Milwaukee County has committed to providing funding for supportive services on site(through Hope House).
Wisconsin Community Services	Rental Housing (New Construction)	\$220,000	\$220,000	Thurgood Marshall Apartments - 1918 N. 6th Street. 24 one-bedroom units with on-site supportive services for homeless persons and those suffering from chronic alcoholism. Cardinal Capital Management is the development partner with WCS providing supportive services.
Subtotal		\$1,320,000	\$220,000	

Organization	Funding Category	Amount Requested	HTF Tech Review Committee Recommendation	Activity Description
Category: Homeownership - Total Available: \$165,000				
Community First	Homeownership (Owner-Occupied Rehab)	\$92,684	\$25,000	<u>Critical Home Repairs</u> - Leverage Washington Park Neighborhood Improvement District(NID) dollars with HTF dollars to provide roof replacement, furnaces, water heaters, open code violations, and other health/safety-related repairs. 10 total units.
Layton Boulevard West Neighbors	Homeownership (Rehab of Existing Structures)	\$80,000	\$40,000	<u>Acquisition, Renovation and Sale of 4 blighted, vacant and foreclosed properties.</u> Accessibility modifications will be made as required by the Fair Housing Act.
Milwaukee Christian Center-NIP	Homeownership (Owner-Occupied Rehab-out of area)	\$94,500	\$0	<u>CDBG area and out-of-area interior and exterior code-compliance repairs.</u> HTF dollars would be used for housing repairs including but not limited to: roofing, painting, porch repair/replacement, gutter replacement, electrical, plumbing, furnace replacement, floor coverings, wall repair. Other repairs are: lead hazard reduction, security enhancements, and accessibility modifications. 3 households outside the CDBG target area to be served.
Milwaukee Christian Center-NIP	Homeownership (Owner-Occupied Rehab)	\$70,500	\$0	<u>Targeted 5th Place Housing Initiative</u> - Neighborhood Improvement Program(roofs, porches, mechanical systems, & exterior code violations). Assist homeowners who do not need "full blown" NIP services or who may not otherwise qualify for the program. Four to eight households to be served in addition to 5 NIP clients. <u>Location:</u> 1900 & 2000 blocks of South 5th & South 6th Streets.
Milwaukee Habitat for Humanity	Homeownership (Rehab of Existing Structures)	\$50,000	\$50,000	<u>Housing Rehabilitation</u> - Five previously foreclosed properties in the Washington Park neighborhood: 1955 N. 36th St., 2014 N. 39th St., 2119 N. 38th St., 2175 N. 36th St., 2222 N. 42nd St. All participant families must earn household incomes between 20-80% of county median income and be willing to complete between 300-500 hours of "sweat equity."
Rebuilding Together Greater Milwaukee	Homeownership (Rehab of Existing Structure)	\$100,000	\$25,000	<u>Emergency Home Repairs</u> - Free critical home repairs and services for veterans, seniors, and those with disabilities(Includes replacement of water heaters, repair/replace roofs). Services are provided on an emergency basis for low income persons. 26 projects.
Sherman Park Community Association	Homeownership (Owner-Occupied Rehab)	\$25,000	\$25,000	<u>Replace deteriorated roofs</u> in the Sherman Park Neighborhood Improvement District(NID); bounded by N. 35th-N. 51st Streets; W. Meinecke & W. Burlington Streets. Five households to be served with an average roof replacement cost of \$7,191. HTF dollars will be used as a grant for the additional cost of a roof over and above the \$5,000 NID grant, not to exceed \$5,000.
Social Development Foundation	Homeownership (Owner-Occupied Rehab)	\$94,487	\$0	<u>Housing Rehab</u> - Address lead hazards on 13 low income owner-occupied housing units in the CDBG target area.
Subtotal		\$607,171	\$165,000	

Organization	Funding Category	Amount Requested	HTF Tech Review Committee Recommendation	Activity Description
Category: Homeownership-Mortgage Credit Counseling Services - Total Available: \$50,000				
Acts Community Development Corporation	Homeownership (Mortgage Credit Counseling)	\$40,000	\$0	ACTS Homeownership Project - Assist 35 persons in acquiring a home mortgage loan. Provide homebuyer counseling. Majority of the families will be acquiring a vacant, foreclosed home. Home rehab assistance will be provided by ACTS.
Greenpath Inc.	Homeownership (Mortgage Credit Counseling)	\$50,000	\$50,000	Mortgage & Credit Counseling Services for 1,000 prospective and current households.
Select Milwaukee	Homeownership (Mortgage Credit Counseling)	\$50,000	\$0	Outreach & Foreclosure Prevention Counseling to existing homeowners facing financial issues to assist with refinancing and non-foreclosure options. 100 households to be served City-wide.
Subtotal		\$140,000	\$50,000	
Total Requested (All categories)		\$2,358,866		
Total Recommended (All Categories)			\$600,000	