



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes HOUSING TRUST FUND ADVISORY BOARD

ALD. MURPHY, CHAIR

Bethany Sanchez, Vice Chair

Ald. Robert Bauman, James Hiller, Craig Kammholz, Kenneth Little, Cathie Madden, Jim Mathy, Joanne Passaro, Brian Peters, and Michael Soika

Staff Assistant, Terry MacDonald

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Thursday, December 10, 2009

11:00 AM

Room 102, Zeidler Municipal Building
841 N. Broadway

Meeting convened: 11:14 A.M.

1. Roll call

Present 7 - Bauman, Sanchez, Madden, Peters, Mathy, Murphy and Little

Excused 4 - Soika, Hiller, Kammholz and Passaro

Mr. Little gave an overview of his background.

Also present: Steven Mahan, Director, Dept. of Admin., Community Development Grants Administration and Mario Higgins, Community Development Grants Administration

2. Approval of the October 8, 2009 meeting minutes

Ald. Bauman moved approval of the minutes. There were no objections.

**3. Discussion relating to the appointments of members to the HTFAB
Technical Review Subcommittee and the Finance Review Subcommittee**

Ald. Murphy said that there are several vacancies on the Finance and Technical Review Subcommittees.

Ald. Murphy said Ms. Madden is the Vice-Chair of the Finance Subcommittee and she will replace Mr. Lyles as the Chair.

Ald. Murphy asked if there are any members willing to volunteer to become a member of either of those subcommittees?

Ald. Bauman nominated Jim Hiller to be the fifth member of the Technical Review Subcommittee, Ald. Murphy seconded. There were no objections.

Mr. Mathy and Mr. Little volunteered to be members of the Finance Subcommittee.

4. Status report from the Community Block Grants Administration Director on the Housing Trust Fund request for proposal and discussion on the timeline for review and approval of the next round of awards

Mr. Mahan referred to the application in-take sheet that he provided to all the members prior to this meeting (Exhibit 1). He gave an overview of each of the 14 applications submitted.

Mr. Mahan said the Technical Review Subcommittee is scheduled to meet on December 17, 2009, to review the applications.

Ald. Murphy asked how much money is available in the housing trust fund?

Mr. Mahan replied that there is currently \$964,000 available and there is an additional \$400,000 allocation in the 2010 City budget, which totals just over \$1.3 million.

Mr. Mahan said a lot of the groups are not able to obtain their financing for their projects, therefore, some of the applications will fall out.

Mr. Mahan also said that state funding recently became available to Milwaukee County for housing projects, but the timing is bad, because developers can not get the financing for their projects.

Ms. Madden said that in the past, when reviewing the applications, she reviewed them based on their own merits and asked if they should now be reviewing the applications in the context of a broader housing strategy, as recommended in the Public Policy Forum Study?

Mr. Mahan replied that one of things that he disagreed with in the Public Policy Study findings is that it did not address the age of the housing stock in the City of Milwaukee. He said the housing stock is reaching 75 years old and some of those houses will have to be demolished and replaced, because it would be too expensive to rehab them.

Ald. Murphy said that it may be helpful to invite Ms. Maria Priolella with the Department of City Development and Rob Henke with the Public Policy Forum to appear before the Technical Review Subcommittee to give an overview of the housing stock in the City of Milwaukee.

Ms. Madden said that she lives by two basic principles, the first is that if things are done by a piecemeal approach to a problem and doesn't fit it into an overall strategy or plan, eventually they will pay the price and, second is that the housing trust fund doesn't have a dedicated revenue source in place and the only way to have a balance sheet that balances is to cut expenses or increase the revenue. She said she doesn't want to keep ignoring those issues.

Mr. Mahan said that the foreclosure has had a big impact on the City's housing market.

Ald. Bauman said the strategy for the housing trust fund could be to focus on acquiring and rehabbing foreclosed homes.

Mr. Mahan said there are a lot of foreclosure stimulus and other funding sources that will be becoming available soon. He said he will provide the board members with a list of

those funding sources.

Ms. Madden asked Mr. Mahan if he could provided that funding information by the next Technical Review Subcommittee meeting?

Mr. Mahan replied in the affirmative.

Ms. Sanchez asked if there is a timeline set for when the next round of housing trust fund awards will be awarded?

Ald. Murphy replied that will take place in February 2010.

5. Status report and discussion on the housing trust fund award process

No update was given.

6. Set next meeting agenda

Next meeting date is set for January 14, 2010 at 11:00 A.M.

Meeting adjourned: 11:53 A.M.

Terry J. MacDonald
Staff Assistant

HOUSING TRUST FUND
Application Intake Sheet - November 2009

	Agency Name	Project Name	Funding Category	Proposed Units	Amount Requested
1	Center for Veterans Issues, Ltd.	Veterans Manor	Rental Housing - New Construction	52	336,790
2	Heartland Housing, Inc.	2500 W. Fond du Lac Avenue	Rental Housing - New Construction	38	300,000
3	Hedwig House, Inc.	Hedwig House Apartments	Rental Housing - Rehabilitation of Existing Structure	0	65,000
4	Layton Blvd West Neighbors	Silver City Townhomes	Rental Housing - New Construction	20	150,000
5	Layton Blvd West Neighbors	The Turnkey Renovations Program	Home Ownership - Rehabilitation of Existing Structure	2	20,000
6	Milwaukee Christian Center	Youthbuild, A WI Fresh Start	Rental Housing - New Construction	1	40,000
7	Milwaukee Community Service Corps	MCSC Housing Accessibility Retrofit Program	Home Ownership - Rehabilitation of Existing Structure	3	36,000
8	Milwaukee Habitat for Humanity	Woodlands Condos	Home Ownership - Rehabilitation of Existing Structure	10	100,000
9	Northcott Neighborhood House, Inc.	Youthbuild, A WI Fresh Start	Home Ownership - New Construction	3 - 5	105,000
10	Northwest Side CDC	Villard Square- Grand Family Housing	Rental Housing - New Construction	47	481,120
12	Our Space	Empowerment Village "National"	Rental Housing - New Construction	35	600,000
13	Retreiving Family Value Homeless Shelter	Retrieving Life Homeless Shelter	Homelessness - Rehabilitation of Existing Facility	?	250,000
14	Select Milwaukee, Inc.	Homeownership Purchase/Rehab Program	Home Ownership - Rehabilitation of Existing Structure	30	240,560
15	United Methodist Children's Services of WI, Inc.	UMCS Phase III	Rental Housing - New Construction	24	240,000

Total 2,964,470

