



# City of Milwaukee

## Meeting Minutes

### MILWAUKEE HOUSING TRUST FUND TASK FORCE

200 E. Wells Street  
Milwaukee, Wisconsin  
53202

**ALD. MICHAEL MURPHY, CHAIR**

*Ald. Michael McGee, Jr., Vice-Chair*

*Tom Capp, Sup. Marina Dimitrijevic, Heather Dummer Combs, Rocky Marcoux, Lucia Murtaugh,  
Tony Perez, Brian Peters, Leo Ries, Bethany Sanchez, Mike Soika, Robert Shelledy*

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Monday, February 27, 2006

9:00 AM

City Hall, Rm. 301-B

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*Meeting convened: 9:08 A.M.*

*Members present: Ald. Michael Murphy, Ald. Michael McGee, Bethany Sanchez, Leo Ries,  
Mike Soika, Tom Capp, Tony Perez, Rocky Marcoux, Lucia Murtaugh, Brian Peters and  
Heather Dummer Combs*

*Also present: Robert Shelledy (awaiting mayoral appointment)*

*Excused: Marina Dimitrijevic*

### 1. Introduction by Members

*Members went around the table introducing themselves, their jobs and their experience in  
housing and trust funds.*

### 2. Mission

*Ald. Murphy referred to the creating resolution, Common Council File 051017, which  
delineates the Task Force's missions.*

### 3. Goals

*The Task Force will need to examine funding sources for the trust fund, as well as who the  
recipients of the trust fund would be, i.e. the physically handicapped, the mentally ill, the  
working poor or other segments of society.*

*Mr. Ries noted that certain funds could be targetted to be used in one way, i.e. HOME funds  
could be targetted for creation of housing and private funds could be targetted for home  
improvement. Currently, if federal HOME funds are used, the entire property needs to be  
brought up to code, not merely the work the home owner wishes to have done, resulting in  
home being overimproved.*

*Mr. Perez noted that the Housing Replacement Fund requires a local match, as well as a  
federal match, so using HOME funds resulted in a tripling of funds being garnered for the  
projects. Mr. Perez hopes that any funds will be used to the utmost in terms of matching*

dollars and aggressively pursuing funds. He also noted that there might be affordable housing, but it might not be livable.

Ms. Sanchez said that a new source of revenue, not existing revenue, should be used for the trust fund. The Task Force is looking to expand the pot, not divide it up differently. The goal would be to use trust fund money in conjunction with existing funds to maximize the value to the City.

Mr. Marcoux suggested an inventory of current housing should be performed and working at creating liaisons between housing groups and figure out what housing groups are currently doing (at the private, local, county and state level).

Mr. Capp noted that funding formulas have become much more complex in the past 10 years and the federal funds are decreasing at a rapid rate. Any trust fund should function as a leveraging mechanism.

#### **4. Creation of 2 Subcommittees - Financing Models and Operational Criteria**

Leo Ries, Mike Soika, Rocky Marcoux, Lucia Murtaugh, Heather Dummer Combs and Rob Shelledy will be members of the Financing Models Subcommittee.

Ald. Murphy said that the trust fund could function to take up the slack due to decreased federal funds, as well as be used as a tool to leverage additional funds. Mr. Ries was comfortable with that as long as it was noted that the funds were to only be used for housing and not other types of community development activities. The main programs within housing typically concern either housing of the homeless, increasing homeownership or providing permanent rental housing. The money should be flexible enough to address any of those 3 major areas. The Task Force was supportive of this. Ald. Murphy noted that any funding decisions need to be made in the public eye and transparent so that concerns related to distribution of these funds can be minimized.

Bethany Sanchez, Tony Perez and Brian Peters will serve on the Operational Criteria Subcommittee. Una Van Duvall will also attend as staff.

#### **5. Hiring of a Consultant**

A consultant could create an inventory of current programs.

Marianne Walsh, Legislative Reference Bureau, spoke to Cheryl Oliva, Director of Purchasing, who noted that the contract would not need to go through a bid process, but could be done as a sole-source provider.

Ms. Sanchez supported having the money divided up by percentages for certain goals, rather than just the whole amount for "housing".

Potential individuals were suggested to act as consultants to the Task Force. Mr. Ries will survey other LISC sites to see if they have suggestions for consultants to hire. Members will e-mail the chair with potential consultants.

Members will e-mail Ms. Elmer with any survey data they have, which will be distributed to members. Ms. Walsh will speak with the state in regards to its potential trust fund. Ald. Murphy will speak with the County in regards to what it is currently doing.

## 6. Future Meeting Dates and Agenda Topics

*Next meeting of the entire Task Force will be March 27th at 9 a.m.*

*The Financing Models Subcommittee will be Monday, March 13th at 8:30 in City Hall.*

*The Operational Criteria Subcommittee will be Thursday, March 16th at 9:00 in City Hall.*

*Meeting adjourned: 9:56 A.M.*

*Linda M. Elmer*

*Staff Assistant*