

Status of Recommendations

Special Needs Housing Action Team Final Report

January 2009

Recommendation	Status
Establish permanent Commission on Supportive Housing	Commission established by City and County government November 2007. Began meeting quarterly in January 2008.
Establish City-County staff-level Supportive Housing Development Committee	City and County staff are working together on an informal basis, but no formal Committee has been established.
Common Council and County Board should establish gap financing fund to encourage greater use of 4% tax credits and bond financing for supportive housing development	City and County both have used their Housing Trust Funds to fund supportive housing development projects. See attachment for details of funded projects.
City, County and Continuum of Care should coordinate application processes and deadlines for resources related to supportive housing.	To be considered.
Mayor and County Executive should convene local philanthropic leadership to discuss supportive housing needs.	Two representatives of the philanthropic community serve on the Commission on Supportive Housing.
City, Milwaukee County and local philanthropists should increase administrative support for the Continuum of Care.	City and County are both providing \$50,000 annually toward the Continuum's administrative expenses.
City and County should ask WHEDA to appoint individual with knowledge of supportive housing to the Qualified Allocation Plan Advisory Committee.	James Hill, director of housing for Milwaukee County Dept. of Health and Human Services, served on the QAP in 2008.
City and County should recommend various changes to QAP that would have the impact of making supportive housing development more competitive for 9% low-income housing tax credits.	Recommendations were submitted in 2008.
WHEDA should create a State low-income housing tax credit to be used exclusively for supportive housing development.	Effective in 2008, WHEDA has created a set-aside of federal low-income housing tax credits for this purpose.
Mayor and County Executive should jointly nominate an individual knowledgeable about supportive housing needs to the Community Investment Advisory Council of the Federal Home Loan Bank of Chicago.	James Hill, director of housing for Milwaukee County Dept. of Health and Human Services, was appointed to a three-year term on the Council in 2008.
Governor, State legislature, and federal government should work in partnership with City and County to adequately fund treatment and support services for people with mental illness.	The Make It Work Milwaukee Coalition has identified the need for state assistance for supportive housing as a priority in its 2009 legislative agenda.

City & County Housing Trust Fund Contributions To Supportive Housing Developments in 2008

Table includes projects that are under construction as well as proposed projects to which funds have been committed or for which requests are pending.

Project	Units	Cost	City Trust Fund Contrib. (% of Cost)	County Trust Fund Contrib. (% of Cost)
United House	24	\$ 3.6 m	0* (n/a)	\$ 348,000 (9.7%)
Prairie Apartments	24	\$ 5.0 m	\$ 430,000 (8.6%)	\$ 157,000 (3.1%)
Empowerment Village	34	\$ 5.6 m	\$ 350,000** (6.3%)	\$ 500,000 (9.0%)
Johnston Center Residences	91	\$ 13.0 m	\$ 750,000 (5.8%)	\$ 750,000 (5.8%)
Washington Park Apartments	24	\$ 7.1 m	\$ 200,000 (2.8%)	\$ 277,000 (3.9%)
Total	197	\$ 34.3 m	\$ 1,730,000 (5.0%)	\$ 2,032,000 (5.9%)

* City contributed vacant parcels of property and project-based rent assistance vouchers.

** Requested support.

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