

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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File Specialist, Joanna Polanco, E-mail: jpolan@milwaukee.gov

Friday, January 18, 2008

2:00 PM

Room 301-B, City Hall

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 Attomey, 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 Wiscosin.

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 aksed 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. 23rd St. Milwaukee, WI 53204

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Metcalfe Park (scattered sile)	urt) I	Swigart Street)				Proje	94	CHDO Proceed occasions)	Yeuth Build Project (multiple locations)	Handicap Accessibility Project (multiple locati	ight.	Improver Program			
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1		Wisconsin Community Foundation						×	h:	Ħ		:			
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3 3	Sherman Associates	nsin (Amount Available Amount Requested Balance			200	Milwaukee Christian Center	Milwaukee Christian Center	Milwaukce Christian Center	Milwaukee Christian Center	Harambee Omhudsman		Amount Available	Amount Requested
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TOTAL ALL CATEGORIES (REQUESTED)	IES (REQUESTED)	HOUS	HOUSING UNITS	STIN	TOTAL ALL CATEGORIES (RECOMMENDED)	ECOMMENDED)
Amount Available	\$2,500,000 298 287	58 58	287	31 A	Amount Available	\$2,500,000
Amount Requested	\$5,650,263				Amount Recommended	\$1,407,000
Balance	(\$3,150,263) 24	74	118	0	Balance	\$1,093,000

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

\$26,690,145

Total Leveraged (RECOMMENDED):

\$85,466,315

Totat Leveraged (REQUESTED):

Footnotes: