



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes HOUSING TRUST FUND ADVISORY BOARD

ALD. MURPHY, CHAIR

Kalan R. Haywood, Sr., Vice-Chair

**Ald. Robert Bauman, Toni Biscobing, Nicholas DeFino,
James Hiller, Jim Mathy, Brian Peters, and Kori Schneider
Peragine**

**Staff Assistant: Joanna Polanco, 286-2366, Fax: 286-3456,
jpolan@milwaukee.gov**

**Legislative Liaison: Jeffrey Osterman, 286-2262,
joster@milwaukee.gov**

Thursday, July 9, 2015

11:00 AM

Room 303, City Hall

1. Roll Call and approval of previous meeting minutes.

Present 11 - Murphy, Hiller, VACANCY, VACANCY, Peters, Mathy, Schneider
Peragine, Biscobing, DeFino, Haywood Sr. and Gosman
Excused 1 - Bauman

Mr. Haywood, Sr. moved, seconded by Mr. Peters approval of the minutes of December 11, 2014. There were no objections.

Also present:

Steven Mahan - Community Development Grant Administration Director

Maria Pellerin - CDGA

Mary Richardson - CDGA

Jeffrey Thomas - CDGA

Jeremy McKenzie - Asst City Attorney

Mario Higgins - Mayor's Office Housing Program

Mr. tim Mumm - sign language interpreter

2. Member(s) appointment to the Technical Review Subcommittee.

Members Kalan Haywood, Sr., and Nicholas DeFino were appointed by the Chair to serve on the Technical Review Subcommittee. There were no objections.

3. Discussion regarding funding service agencies.

Mr. Mahan asked if the intent of the Housing Trust Fund (HTF) is to fund activities such as mortgage credit counselors.

Ald. Murphy responded that since the inception of the HTF program has funded brick and mortar. HTF has not supported services in the past. He asked Mr. Mahan what dollar amount he was thinking in using for this purpose.

Mr. Mahan said that there are two providers that are addressing individuals who are in foreclosure or individuals that are having mortgage credit counseling. These entities have a budget of \$100,000.

Ald. Murphy said that he will feel more comfortable in the allocation process if \$50,000 would be for this purpose with the condition that has to be match, so that City monies are leveraged from other sources.

Ald. Murphy moved, that as part of the application process, that one of the categories does provide for up to \$50,000 dollars and matching dollars required, to address the home buying counseling and foreclosure crisis with details provided to the technical review subcommittee. There were no objections.

4. Review and approval of the Recommendations from the Technical Review Subcommittee on changes to the Housing Trust Fund application.

The Technical Review Subcommittee along with other Community Development Grant Administration (CDGA) staff met on July 2, 2015 to review the current application and recommended eight changes to the application and a change to the scoring sheet. Mr. Jeffrey Thomas from CDGA went over the application and explained the rational for each change. Changes were as follows:

On page 5 under 2

Rental Housing and Housing for the Homeless: Financial assistance from the Housing Trust Fund for rental housing and projects for the homeless (acquisition, new construction or rehabilitation) is limited to projects that serve households/individuals at or below ADD 50% of the County Median Income.

On page 10 under 3

indicate the unduplicated number of units/ADD households to be served within each targeted income levels.

On page 11 ADD 4

Describe previous projects that have been completed similar to this specific activity.

On page 14 under 4

Has the project secured a firm commitment, ADD including lines of credit from a construction lender?

On page 15 under 7

Funding source Amount Leveraged ADD two columns "applied" "committed"

On page 17 under 1

Describe the accessibility improvements or modifications ADD (such as Universal design features) that are in excess of what are required by the Fair Housing Act and Section 504 ADD(if federally funded), please provide an estimated cost.

On page 17 under 3

Does the project affordability period UNDERLINED exceed the minimum period required by the Housing Trust Fund (please refer to page 3)

On page 18 under 5

Will this project utilize green ADD design features such as energy efficient windows, Energy Star certified appliances, or use of solar energy?

On page 18 under 6

Will this project coordinate with and enhance the work of other entities in the neighborhood, including but not limiting business improvement districts, schools, job training agencies or social service agencies? ADD Attach letters of support and other documentation supporting the collaboraitons.

On page 19 under 7

Will this project proactively facilitate the movement of persons from institutions such as nursing homes, centers for people with disabilities or correctional institutions? Will this project prevent the placement of person into an institution?

One the scoring sheet

*Eliminated line about service partners (b)
provision of services on site w/out use of HTF \$*

NEW total points on application 110

*Motions by member Peters, seconded by member Schneider-Peragine to approve the changes to the application provided by the Technical Review Subcommittee.
There were no objections*

Mr. Mahan said that there will be a press release to the effect of today's meeting.

5. Adjournment

At 11:51 a.m.

*Joanna Polanco
Staff Assistant*