



# 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**

**Swarnjit Arora, Ald. Robert Bauman, Toni Biscobing,  
Nicholas DeFino, Fred Hannah, James Hiller, Jim Mathy, Brian  
Peters, Kori Schneider Peragine and Donsia Strong Hill**  
**Staff Assistant: Joanna Polanco, 286-2366, Fax: 286-3456,**

***jpolan@milwaukee.gov***

**Legislative Liaison: Jeffrey Osterman, 286-2262,**

***joster@milwaukee.gov***

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Thursday, January 12, 2017

11:00 AM

Room 303, City Hall

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**1. Call to Order at 11:03 AM**

**Present** 12 - Murphy, Hiller, Bauman, VACANCY, Peters, Mathy, Schneider Peragine, Biscobing, DeFino, Haywood Sr., Hannah and Arora

**2. Roll call and approval of previous meeting minutes**

**Present** 11 - Murphy, Hiller, Bauman, VACANCY, Peters, Mathy, Schneider Peragine, Biscobing, DeFino, Haywood Sr. and Arora

**Excused** 1 - Hannah

**Also present CDGA Staff:**

**Steven Mahan**

**Mario Higgins**

**Sign Language interpreter - Tracy Kleppe**

**Motion by Ald. Bauman, seconded by Mr. Hiller to approve the minutes of the October 17, 2016 meeting. There were no objections.**

**3. Discussion of the 2017 funding allocation by Technical Review Subcommittee**

*Mr. Higgins said that there were a couple of projects that the technical subcommittee were interested in funding but felt there were funding issues*

**4. Review and approval of the Recommendations for the Housing Trust Fund submitted by the Technical Review Subcommittee**

*Mr. Higgins presented the following recommendations submitted by the Technical Review Subcommittee. Also he said there was a total of \$1,212.00 remaining that could be allocated to one of the awarded projects.*

*Rental Category*

*Gorman & Company - Milwaukee Scattered Site*

*Rehab of existing structures*

*amount requested \$183,750*

*CDGA Recommendation \$100,000*

*50 housing units*

*The project will acquire and rehabilitate 50 units of foreclosed duplexes and single family homes as part of a LIHTC project. HTF dollars will be used for construction hard costs including accessibility improvements. Project will provide families in need of larger units, earning 60% or less of the CMI, quality rental housing. \$6,856,848 would be leveraged by HTF dollars*

*J. Jeffers & Company - Garfield School*

*New construction*

*amount requested \$183,750*

*CDGA recommendation \$100,000*

*41 units*

*The project will redevelop the Historic Garfield School campus with 30 residential units and new construction of 41 residential units. HTF dollars will be used for the new construction portion of the project, "The Griot" that will provide affordable housing opportunities for households earning less than 60% CMI. \$8,563,889 would be leveraged by Housing Trust Fund dollars.*

*Homeownership category*

*Milwaukee Habitat for Humanity*

*Rehab of existing structure*

*amount requested \$80,000*

*CDGA recommendation \$44,500*

*8 units*

*HTF dollars will be used to rehab up to 8 previously foreclosed properties, all homes are located on streets with multiple other Habitat owners. Up to \$96,000 would be leveraged by the HTF dollars.*

*Revitalize Milwaukee*

*owner occupied rehab*

*amount requested \$100,000*

*CDGA recommendation \$66,750*

*6 units*

*HTF dollars will be used to address necessary housing updates, repairs, and accessibility modifications for up to 6 low-income elderly homeowners. The project will partner with SDC to address the needs of clients that have been deferred for Weatherization Assistance.*

*Sherman Park Community Association*

*owner occupied rehab*

*amount requested \$20,000*

*CDGA recommendation \$20,000*

*5 units*

*HTF dollars will be used to replace deteriorating roofs and emergency repairs in the*

*Sherman Park Neighborhood Improvement District (NID). Funds will provide the required match for up to 4 low-income household earning less than 30% CMI. \$120,000 would be leverage by HTF dollars for this project.*

*Homelessness category*

*Heartland Housing, Inc. - St. Anthony's Apartment  
Rehab of Existing Facility  
60 units*

*amount requested \$315,000*

*CDGA recommendation \$193,750*

*A permanent supportive housing development, adaptive reuse of a historic 5 story building into 60 residential units (former St. Anthony's Hospital). The project will assist vulnerable households including chronically homeless and persons with behavioral health issues. HTF dollars will be used to leverage and complement other sources of financing committed to St. Anthony's Apartment. \$13,096,701 would be leverage by Housing Trust Fund dollars.*

*Motion by Mr. Mathy, seconded by Ms. Schneider to approve recommendations submitted by Technical Review subcommittee, including CDGA staff allocates the remaining \$1,212.00 to one of the project as they see fit. There were no objections.*

**5. Adjournment**

*Meeting adjourned at 11:40 AM  
Joanna Polanco  
Staff Assistant*

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