



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes

HOUSING TRUST FUND ADVISORY BOARD TECHNICAL REVIEW SUBCOMMITTEE

BRIAN PETERS, CHAIR

*Toni Biscobing, Nicholas DeFino, Kalan Haywood, Sr., and
Kori Schneider Peragine*

Staff Assistant, Joanna Polanco

Phone: (414) 286-2366, jpolan@milwaukee.gov

Thursday, December 15, 2016

9:00 AM

Room 301-B, City Hall

1. Call to Order at 9:21 AM

2. Roll Call

*Brian Peters
Kori Schneider-Peragine
Toni Biscobing
Nick DeFino*

*CDGA Staff
Mario Higgins
Maria Pellerin*

*Interpreters
Kate Block
Sara Miller*

3. Discussion on the Housing Trust Fund Application and the Crafting of Recommendations

Motion was made by Mr. DeFino, seconded by Ms. Schneider to recommend the following allocations to the full Housing Trust Fund Advisory Board for approval:

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.

4. Meeting adjourned at 11: 19 AM
Joanna Polanco
Staff Assistant

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