



# 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, November 9, 2017**

**11:00 AM**

**Zeidler Municipal Bldg, Room 102 (Fishbowl)  
841 N. Broadway, Milwaukee, WI 53202**

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1. Call to Order at 11:05 AM
2. Roll Call and approval of previous meeting minutes

**Present** 9 - Murphy, Hiller, Bauman, VACANCY, Mathy, Schneider Peragine,  
Biscobing, Haywood Sr. and Arora

**Absent** 2 - Peters and Hannah

**Excused** 2 - DeFino and Strong Hill

**Also present CDGA Staff:**

**Steven Mahan**

**Jeremy Belot**

**Motion by Ald. Bauman, seconded by Mr. Mathy to approve the minutes of the January 12, 2017 meeting. There were no objections.**

3. Discussion of the 2018 funding allocation by Technical Review Subcommittee

*Kimberly Mosley, Regional Manager from Gorman & Company, Inc.  
Appeared before HTF board to make a request.*

*The Gorman & Company, Inc., received an allocation for 2016 to be used for a project that included 50% units; with the absence of additional sources and due to devaluation of their tax credits. They are asking to move 60% of the units to be completed before of the end of the year.*

*This is due to a proposed Federal legislation that would make grant monies received by a developer, taxable income.*

*Ald. Murphy said that since this item was not part of the agenda, board would have to reconvened at a later date to discuss this item.*

*Ald. Murphy also requested to have an agenda item, going forward, listed as unfinished business.*

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

*Ald. Murphy thanked the Technical Review Subcommittee for taking their time to review a substantial number of applications received. Last year's amendment increased the amount for allocation to \$600,000.*

*Mr. Mahan presented recommendations from the subcommittee. There were potentially four projects that came through this year's WHEDA cycle that may be going back to the State due to lack of funds. Federal Reserve funding was lacking.*

*There were nine projects that submitted applications;  
The Organization that applied for funding were as follows,  
Under Homelessness -*

*The Alexander Company – project will rehabilitate existing structures, adaptive reuse of a historic building into 80 residential units (VA Hospital grounds). The project will assist veteran households including chronically homeless and persons. HTF dollars will be used to leverage and complement other sources of financing committed to Milwaukee Soldiers Home. \$32.4 million would be leveraged by Housing Trust Fund dollars.*

*Recommendations was \$150,000 for this project*

*Under Rental –*

*Impact Milwaukee/Rule Enterprises, LLC - Seven4 Place Apartments – project will construct 60 new family units as part of a LIHTC project in the Walker's Point Neighborhood. Project will target low-income families and veteran families in danger of homelessness earning 60% or less of the CMI. \$11.8 million would be leveraged by HTF dollars.*

*Under Homeownership – there was \$150,000 available; committee moved to add \$90,000 from SPECAIL NEED category to make a total of \$240,000 for this category.*

*Awardees were:*

*Community First \$80,000 - HTF dollars will be used to address critical and emergency repairs in the Washington Park Neighborhood Improvement District (NID). Funds will provide forgivable grants for up to 16 low-income household earning less than 50% CMI. \$246,000 would be leveraged by HTF dollars for this project.*

*Gibraltar Development of Milwaukee Group - \$40,000 – HTF dollars will be used to replace roofing systems on owner occupied homes and address other areas in the client's home that require code compliance based on the insurance company's reason for cancellation of the homeowner's insurance policy. \$191,000 would be leveraged by HTF dollars.*

*Layton Blvd West Neighbors, Inc - \$40,000 – HTF dollars will be used for the acquisition, renovation, and sale of four blighted and foreclosed properties through LBWN's Turnkey Renovation Program. LBWN will use HTF dollars towards improving energy efficiency of homes so that LBWN can sell homes affordably to households making 65%-80% CMI. \$732,000 would be leveraged by the HTF dollars.*

*Revitalize Milwaukee - \$80,000 – HTF dollars will be used to address necessary*

*housing updates, repairs, and accessibility modifications for up to 25 low-income elderly homeowners. The project will partner with SDC to address the needs of clients that have been deferred for Weatherization Assistance.*

*Mr. Mathy moved to accept recommendations offered by Technical Subcommittee. There were no objections.*

5. Meeting adjourned at 11:28 AM  
Joanna Polanco  
Staff Assistant

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