



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

Thursday, November 16, 2017

11:00 AM

**Common Council Chambers
Anteroom, 3rd Floor, City Hall**

1. Call to Order at 11:01 AM
2. Roll Call and approval of prior meeting minutes

Motion by Mr. Haywood, Sr., seconded by Ms. Strong Hill to approve the minutes of the November 9, 2017 meeting. There were no objections.

Present 9 - Murphy, VACANCY, Peters, Schneider Peragine, Biscobing, DeFino,
Haywood Sr., Arora and Strong Hill

Absent 1 - Mathy

Excused 3 - Hiller, Bauman and Hannah

Also present CDGA Staff:

Mario Higgins

Jeremy Belot

Tim Mumm and Tracy Kleppe - sign language interpreters for Brian Peters

3. Special request by the Gorman & Company, Inc.,

*Appearing:
Mario Higgins*

*In a written statement submitted by Mr. Edward Matkom, Wisconsin Market President,
Gorman & Company, Inc. the following was stated:*

On november 2016 Gorman & Company, Inc., was awarded \$100,000 for a scattered site redevelopment on the north side of Milwaukee. At the time of application, the project included 50 single-family and duplex 3B units targeted at both 50% and 60% Area median Income. The 50% AMI units were required in order to be eligible for Affordable Housing Program (AHP) funds from the Federal Home Loan Bank, which Gorman had applied for to help fill the financing gap.

The project did not score competitively enough to receive an AHP award. Without the AHP grant available to support the 50% AMI units, all units had to be adjusted to 60% AMI. In addition, the unit mix was updated to match the final properties available from the City of Milwaukee.

Mr. Matkom appeared before committee to request one last revision from the original application, which stated compliance with Section 504 for three (3) units. The final list of properties made this number of 504 units unobtainable. Gorman and Company can commit to design and construct one (1) Section 504 unit and ask that the final agreement reflect this change. Their ability to achieve 504 compliance was hampered by their limited budget.

The \$100,000 HTF grant from the City to the project was an important part of the capital stack that was relied upon to finance the deal. As Gorman and Company prepared for closing, the City attorney reminded them that their current unit mix was different than the unit mix as stated in the original HTF application. As a result of this situation, Gorman and Company is requesting that the board allows for them to amend the unit mix to have all 60% AMI units and one Section 504 units.

Given the circumstances, the board requested that Mr. Matkom submit a letter to the office of Community Grant Development requesting the application be withdrawn for consideration for this project.

4. [170938](#)

An ordinance relating to the provision of affordable housing units in conjunction with certain types of residential development.

This ordinance will be heard at the next Zoning, Neighborhoods, and Development committee, Tuesday, November 21st, 2017 at 9:00 AM in room 301-B, in City Hall.

5. Unfinished Business

There were no unfinished business for discussion.

6. Meeting adjourned at 11:25 AM
Joanna Polanco
Staff Assistant

In the event that Common Council members who are not members of this committee attend this meeting, this meeting may also simultaneously constitute a meeting of the Common Council or any of the following committees: Community and Economic Development, Finance and Personnel, Judiciary and Legislation, Licenses, Public Safety, Public Works, Zoning, Neighborhoods & Development, and/or Steering and Rules. Whether a simultaneous meeting is occurring depends on whether the presence of one or more of the Common Council member results in a quorum of the Common Council or any of the above committees, and, if there is a quorum of another committee, whether any agenda items listed above involve matters within that committee's realm of authority. In the event that a simultaneous meeting is occurring, no action other than information gathering will be taken at the simultaneous meeting.

Upon reasonable notice, efforts will be made to accommodate the needs of persons with disabilities through sign language interpreters or auxiliary aids. For additional information or to request this service, contact the City Clerk's Office ADA Coordinator at 286-2998, (FAX)286-3456, (TDD)286-2025 or by writing to the Coordinator at Room 205, City Hall, 200 E. Wells Street, Milwaukee, WI 53202.

Limited parking for persons attending meetings in City Hall is available at reduced rates (5 hour limit) at the Milwaukee Center on the southwest corner of East Kilbourn and North Water Street. Parking tickets must be validated in the first floor Information Booth in City Hall.

Persons engaged in lobbying as defined in s. 305-43-4 of the Milwaukee Code of Ordinances are required to register with the City Clerk's Office License Division. Registered lobbyists appearing before a Common Council committee are required to identify themselves as such. More information is available at <http://city.milwaukee.gov/Lobbying>.