



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,

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

Thursday, July 25, 2019

9:00 AM

Room 301-A, City Hall

1. Call to Order at 9:05 AM

2. Roll Call.

Present 9 - Murphy, Hiller, VACANCY, Schneider Peragine, Biscobing, DeFino,
Haywood Sr., Hannah and Arora

Absent 3 - Peters, Mathy and Strong Hill

Excused 1 - Bauman

3. Review and approval of the December 6, 2018 meeting minutes.

Motion by Ms. Biscobing seconded by Mr. Haywood, Sr., to approve the minutes of the December 6, 2018 meeting. There were no objections.

Ald. Murphy said that it would be helpful to start with an overview of the existing capital in terms of the Housing Trust Fund.

Mr. Steven Mahan introduced Mr. Mario Higgins as the new Associate Director of the Grant Administration and Mr. Jeremy Belot Housing Managers that will be working closely with the Housing Trust Fund.

What happened with the emergency funds for the warming rooms from last meeting, trigger an event in the private side. We Energies provided a little bit more than \$100,000 for the warming rooms, so Grant Administration did not have to use the \$75,000 of the trust fund (monies from the voluntary contribution of people as part of their combined giving through the United Way). it is in reserved and not part of this allocation.

Ald. Murphy asked for an update for the current status of the Encampments. Mr. Mahan said that 52 tents are located on 6th and Clyborn. 47 individuals. The population has changed; it is no longer alcohol. it is more opioid. in addition to

homeless people, there are individuals in need of treatment services for AODA, behavior issues. About 40% of these individuals were discharged from the Rescue Mission (information obtained from a survey done of every individual in the area). These individuals are all indentified and are actively case managed by someone to find out their status; some are from out of town, they preferred being outside other than being in shelters with rules. There has been two incidents of stabbing and one assault, so the area its been watched very closely. Section 8 voucher, dedicated to homeless, are been currently provided for individuals who have been in shelters more than 90 days. Mr. Mahan said there will be a meeting of all the outreach, DOT, and a number of other providers to aggressively go after what needs to be done for this population.

4. Special request from Alexander & Co., to move previously allocated Housing Trust Funds, for the Soldiers Home project, to the Housing Authority of Milwaukee.

Appearing:

Jonathan Back - Alexander & Co.,

For Profit Developer partner with The Housing Authority of the City of Milwaukee to redevelop the Soldiers Home Project: 101 unit for veterans and families that are at risk of homelessness or already homeless.

Julie Wilson - Assistant City Attorney - Housing Authority

Mr. Mahan received a notification from the Alexander Company, confirmed with the Housing Authority, that the grant is better suited to go directly to the Housing Authority.

Mr. Back explained that the funds end up in the project either way; there has been multiple source of soft financing through capital camgaign through the Home Depot funding; however, all funds run through the Housing Authority and are contributed or loaned into the project. This transfer would follow suit creates a taxable situation for the Alexander Co., for the project to benefit so less much money gets into the project as a result of tax reformed change.

Mr. Hiller, seconded by Ms. Biscobing made motion to move previously allocated \$150,000 Housing Trust Funds, for the Soldiers Home project, to the Housing Authority of Milwaukee. There were no objections

Mr. Hiller asked if a memo can be submitted as part of the file, that would reflects any changes on the application of this project. There were no objections.

5. Review and Approval of the request to rescind funding allocated to Gorman & Company for the Washington Park Townhomes Project.

Mr. Higgins said that in a 2017 meeting the Gorman & Company to rescind the funds allocated (\$100,000) to the Washington Park Townhomes Project. The request was denied because it would affect the scoring of the project. As of today, The Gorman Company has not returned the funds nor submitted a letter to the CDGA Administration to confirm the return of the funds.

The project is complete.

Motion by Ms. Biscobing, seconded by Mr. Arora to rescind funding allocated to Gorman & Company for the Washington Park Townhomes Project. There were no

objections.

6. Review and Approval of the Housing Trust Fund Grant Application to be released for RFP.

*Total amount is \$900,000
also there are few smaller accounts that will be added to this amount, making it
available for funding.*

*Application release for RFP is August 2, 2019.
Technical Review Committee will meet late september 2019 to craft their
recommendations for approval by the Housing Trust Fund Advisory Board.*

*Ald. Murphy asked if there is a possibility to allow for a portion of dollars to be used for
legal services for tenants who are being evicted.*

*Mr. Higgins said that CDGA office is involved with Eviction Prevention Task Force;
funding legal services for that purpose. \$100,000 have been allocated for 2020.*

*Mr. Hiller asked for questions on the application be amended to reflect the longevity of
developers involved in the projects, motion made by Mr. Haywood, Sr., seconded by
Mr. Hiller. There were no objections.*

*It was requested, unanimous that all questions be specific and consistent throughout
the entire application, for better scoring by the Technical Review Subcommittee.*

*Mr. Hiller made the recommendation to CDGA to include supportive services, such as
eviction counseling, as part of the application.*

*Motion by Ms. Biscobing, seconded by Mr. Hiller to approve the Housing Trust Grant
application as amended. There were no objections.*

7. Announcements.

8. Meeting adjourned at 10:20 AM

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