



ATTACHMENT A
CITY OF MILWAUKEE HOUSING TRUST FUND
INCOME LIMITS - 2012

Income Level	Applicability	Household Size							
		1	2	3	4	5	6	7	8
30% of CMI		15,400	17,600	19,800	21,950	23,750	25,500	27,250	29,000
50% of CMI	Homeless Housing Projects (Any Amount of HTF Assistance)	25,650	29,300	32,950	36,600	39,550	42,500	45,400	48,350
60% of CMI	Rental Housing Projects (Any Amount of HTF Assistance)	30,780	35,160	39,540	43,920	47,460	51,000	54,480	58,020
65% of CMI	Owner-Occupied Housing - Substantial Projects (HTF Assistance More than \$5,000)	33,313	38,066	42,819	47,572	51,391	55,209	59,028	62,806
80% of CMI		41,000	46,850	52,700	58,550	63,250	67,950	72,650	77,300
100% of CMI	Owner-Occupied Housing - Modest Projects Including Acquisition & Rehabilitation, Acquisition, New Construction or Rehabilitation	51,250	58,563	65,875	73,188	79,063	84,938	90,813	96,625

1. Income Limits are based on the HUD HOME Program Limits and are subject to change annually.



ATTACHMENT C

CITY OF MILWAUKEE HOUSING TRUST FUND Scoring Point System

	Max 115 Pt Scale(a)	
	Point Range	Max Points
Leveraged Dollars		15
HTF dollars are less than 3% of total project cost	15	
HTF dollars account for 3 - 5% of total project cost	12	
HTF dollars account for 6 - 10% of total project cost	9	
HTF dollars account for 11 - 15% of total project cost	6	
HTF dollars are more than 15% of total project cost	3	
Income Targets - Please Use Attached Chart		15
# of units with residents up to 30% of income target		
# of units with residents between 30% and 50% of income target		
# of units with residents between 50% and 60% of income target		
# of units with residents between 60% and 80% of income target		
# of units with residents between 80% and 100% of income target		
Affordability Period	5	10
Meets HTF Affordability Period	1	
Exceeds HTF Affordability Period by 25%	2	
Exceeds HTF Affordability Period by 50%	5	
Exceeds HTF Affordability Period by 75%	8	
Exceeds HTF Affordability Period by 100% or more	10	
Employment and Contracting for City of Milwaukee residents and businesses		15
Creation of training program to provide better employment opportunities		
Use of existing training programs that provide employment opportunities		
Use of Residential Preference Program or Section 3 requirements		
Did agency describe an effective method of recruitment for local residents?		
Use of Certified M/W/D/E/Section 3 Businesses greater than 18% participation		
Did agency describe an effective method of recruitment for local businesses?		
All workers paid a Family Supporting Wage at a minimum of \$11.02 per hour?		
Neighborhood Diversity		5
Project Increases diversity of housing types in the neighborhood		
Green Building Principles		5
Project Utilizes Green building Principles		
Coordination with Community Institutions		5
Project is Coordinated with Community Institutions		
Community Integration		5
Move persons from institutions to community		
Experience		10
Agency experience with same type/similar project	2	
Staff experience with same type/similar project	4	
Management Agency Experience	4	
Accessibility improvements or modifications		5
Meets Minimum Standards	1	
Exceeds Minimum Standards	5	
Service Partners (b)		5
Provision of services on site w/out use of HTF \$		
Construction Financing		5
Construction Financing is Firmly Committed	5	
Construction Financing is Conditionally Committed	2	
Construction Financing is not Identified	0	
Proposal Meets Community Needs (Subjective)		15
TBD by Reviewer	0-15	
Total Points		115

NOTE: All proposals must receive at least fifty (50) points for further consideration

- (a) 115 point maximum applies to projects requiring on-site services such as Shelter + Care. Maximum points available for all other projects is 110.
- (b) Only applies to projects requiring on-site services such as Shelter + Care

NOTICE

**HOURLY RATE FOR EMPLOYEES WORKING ON CITY
OF MILWAUKEE CONTRACTS SHALL NOT BE LOWER THAN**

REFERENCE MILWAUKEE CODE OF ORDINANCES 310-13

Rate Effective 3/1/2012

Per Section 310-17, Milwaukee Code of Ordinances

<p>\$9.18 PER HOUR (w/HLTH)</p> <p>\$11.02 PER HOUR (w/OUT HLTH)</p>
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ATTACHMENT E

City of Milwaukee

Office of the City Clerk

200 E. Wells Street

Milwaukee, Wisconsin 53202

Certified Copy of Resolution

FILE NO: 110102

Title:

Substitute resolution relating to a requirement for Commissioner of City Development design review and approval for projects receiving financial support from the City's Housing Trust Fund.

Body:

Whereas, On September 26, 2006, the Common Council adopted File Number 060071, a resolution endorsing a framework and strategy for the financing and operation of the City of Milwaukee's Housing Trust Fund, including the establishment of a 13-member Housing Trust Fund Advisory Board responsible for evaluating requests for funding from the Housing Trust Fund and making funding-award recommendations to the Common Council; and

Whereas, File Number 060071 further directed City staff to draft the legislation necessary to implement the framework and strategy endorsed therein, including an ordinance establishing the Housing Trust Fund and provisions relating to its operation and funding; and

Whereas, On November 14, 2006, the Common Council passed File Number 041537, the ordinance creating the City of Milwaukee's Housing Trust Fund, which provides financial support to developers and community-based organizations for the acquisition, construction, rehabilitation and modification of affordable and accessible housing for low-income households; and

Whereas, Section 316-5-2-d of the Code of Ordinances directs the Housing Trust Fund Advisory Board to "adopt rules, guidelines and criteria to assist the Board in carrying out its responsibilities"; and

Whereas, The Housing Trust Fund Advisory Board has developed and adopted a 22-page application form that it uses to review, evaluate and score requests for funding from the Housing Trust Fund; and

Whereas, The Common Council finds that, to ensure that housing developments that receive support from the Housing Trust Fund are of high design quality and compatible with the existing built environment, and to enable low-income residents of Housing Trust Fund-financed development to enjoy the benefits of well-designed housing, it is essential to require City staff design review and approval of all housing developments financed by the Housing Trust Fund that involve new construction or substantial exterior renovation; and

Whereas, Neither the Housing Trust Fund guidelines adopted by File Number 060071 nor the current Housing Trust Fund application document require that a Housing Trust Fund-supported

ATTACHMENT E

Certified Copy of Resolution 110102

project receive design review and approval by City staff; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that the "Operation of the Housing Trust Fund" portion of the "Resolved" clause of Common Council File Number 060071 is amended by adding the following statement:

12. All projects involving new construction or substantial exterior renovation that are financed by the Housing Trust Fund shall be subject to design review and approval by the Commissioner of City Development.

; and, be it

Further Resolved, That the Housing Trust Fund Advisory Board is requested to add, to its application form for Housing Trust Fund awards, language referencing the requirement for design review and approval by the Commissioner of City Development prior to the issuance of a building permit for any Housing Trust Fund-financed project involving new construction or substantial exterior renovation.



I, Ronald D. Leonhardt, City Clerk, do hereby certify that the foregoing is a true and correct copy of a(n) Resolution Passed by the COMMON COUNCIL of the City of Milwaukee, Wisconsin on May 24, 2011.

Ronald D. Leonhardt

Ronald D. Leonhardt

June 08, 2011

Date Certified