

ORDINANCE NO. 2491

**ORDINANCE TO CREATE A HOUSING TRUST FUND
FOR THE CITY OF NEW BERLIN**

The Common Council of the City of New Berlin do ordain as follows:

SECTION I

Chapter__ of the Municipal Code of the City of New Berlin is hereby created to read as follows:

1. Establishment and Purpose

There is hereby established a Housing Trust Fund to support developers and government entities in the acquisition, construction, rehabilitation and modification of affordable and accessible housing for low income and moderate income households and to finance support services that assist low and moderate income households in obtaining and maintaining affordable housing. Of the initial amounts placed in the Housing Trust Fund, at least \$50,000, and not less than half of any additional amounts, shall be used for projects or programs designed to promote integration and equal housing opportunity for all persons, regardless of race.

2. Administration

The Housing Trust Fund shall be administered by the City of New Berlin Department of Community Development; however, final decisions regarding distribution of funds shall be made by the New Berlin Housing Trust Fund Board which shall be established as a subcommittee of the City of New Berlin Community Development Authority. It shall be the responsibility of the Board to administer the Housing Trust Fund to develop and implement appropriate rules, procedures, guidelines and regulations for the proper operation of the Housing Trust Fund, to review requests for funding from the Housing Trust Fund and make funding determinations, to establish criteria and procedures for reviewing requests for funding from the Housing Trust Fund and for allocating such funds and to prepare and submit an annual report to the Community Development Authority concerning the administration and activities of the Housing Trust Fund.

3. Housing Trust Fund Board

A Housing Trust Fund Board is hereby created consisting of the following six members who shall serve staggered two year terms: one Common Council Member appointed by the Common Council President; one member appointed by the Common Council President; a Developer appointed by the Mayor; a Representative of an advocacy group in the issue of affordable housing board in Waukesha County as determined by the Mayor; the Director of the Waukesha County Fair Housing Council; a Director of the Waukesha County Housing Authority. Members need not be City residents. The Mayor shall designate the Board chair.

4. Duties of the Housing Trust Fund Board

The Housing Trust Fund Board shall:

- i. Evaluate requests for funding from the Housing Trust Fund after the requests have been submitted to and reviewed by the City of New Berlin Department of Community Development.
- ii. Identify sources of financing the Housing Trust Fund that may be utilized for consideration by the Common Council.
- iii. Adopt rules, guidelines and criteria to assist in carrying out its responsibilities.

5. Financing the Housing Trust Fund

It is anticipated that the Housing Trust Fund is to be funded by post closure tax incremental district revenues and other funding sources that may be identified by the Common Council and the Housing Trust Fund Board.

The Housing Trust Fund shall be initially capitalized in the sum of Seventy-Five Thousand Dollars (\$75,000.00).

The Community Development Authority is hereby authorized to administer the Housing Trust Fund and to promote affordable housing through the City of New Berlin.

SECTION II

The several sections of this ordinance shall be considered severable. If any section shall be considered by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the other portions of the ordinance.

SECTION III

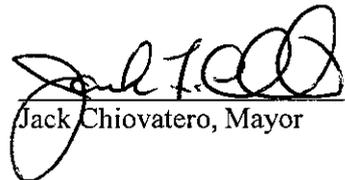
All ordinances or parts of ordinances contravening the terms and conditions of this ordinance are hereby to that extent repealed.

SECTION IV

This ordinance shall take effect upon passage and publication as approved by law, and the City Clerk shall so amend the Code of Ordinances.

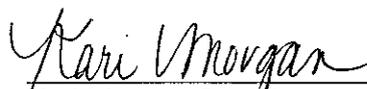
PASSED AND ADOPTED by the Common Council this 12 day of June, 2012.

APPROVED:



Jack Chiovatero, Mayor

Countersigned:



Kari Morgan, City Clerk