



City of Milwaukee

P.O. Box 324
Milwaukee, WI 53201-0324

Meeting Minutes

HOUSING AUTHORITY

MARK WAGNER, CHAIR

Ricardo Diaz, Vice Chair

**Sherri L. Daniels, Brooke VandeBerg, Gloria Lott, and Susan
Lloyd**

Tuesday, December 17, 2019

3:00 PM

809 N. Broadway, Milwaukee, WI
1st Floor Conference Room

The mission of the Housing Authority of the City of Milwaukee (HACM) is to foster strong, resilient and inclusive communities by providing a continuum of high-quality housing options that support self-sufficiency, good quality of life, and the opportunity to thrive.

Call to Order

Meeting called to order at 3:00p.m.

Roll Call

Chair Wagner announced that the Budget presentation would be discussed later in the meeting when Commissioner Diaz would be present.

Present: 5 - Wagner, Reed Daniels, VandeBerg, Lott, Lloyd

Absent: 1 - Diaz

A. APPROVAL OF THE CONSENT AGENDA

CONSENT AGENDA – ITEMS RECOMMENDED FOR APPROVAL

(All items listed under the Consent Agenda will be enacted by one motion unless a Commissioner requires otherwise, in which event, the item will be removed from the Consent Agenda and considered separately.)

1. [R13113](#) Approval of the minutes of the regular meeting held on November 13, 2019

Sponsors: THE CHAIR

Attachments: [HACM Minutes for November 13, 2019.pdf](#)

A motion was made by Sherri Reed Daniels, seconded by Brooke VandeBerg, that this Motion be APPROVED. This motion PREVAILED by the following vote:

Aye: 5 - Reed Daniels, Wagner, VandeBerg, Lott, and Lloyd

No: 0

Absent: 1 - Diaz

2. [R13114](#)

Motion to approve the proposed 2020 schedule for the Board of Commissioners of the Housing Authority of the City of Milwaukee

Sponsors: THE CHAIR

Attachments: [2020 HACM Board Schedule - Tentative.pdf](#)

A motion was made by Sherri Reed Daniels, seconded by Brooke VandeBerg, that this Motion be APPROVED. This motion PREVAILED by the following vote:

Aye: 5 - Reed Daniels, Wagner, VandeBerg, Lott, and Lloyd

No: 0

Absent: 1 - Diaz

3. [R13115](#)

Resolution authorizing the write-off of delinquent former resident accounts for various public housing developments in the amount of \$39,947.

Sponsors: THE CHAIR

Attachments: [Qtr-2nd Write Off Various Housing Dev 04-2019 to 06-2019.pdf](#)

A motion was made by Sherri Reed Daniels, seconded by Brooke VandeBerg, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 5 - Reed Daniels, Wagner, VandeBerg, Lott, and Lloyd

No: 0

Absent: 1 - Diaz

4. [R13116](#)

Resolution authorizing the write-off of delinquent former resident accounts for Berryland, Northlawn and Southlawn unsubsidized housing developments in the amount of \$3,960.94

Sponsors: THE CHAIR

Attachments: [Qtr-2nd Write Off for Unsubsidized Housing Dev 04-2019 to 06-2019.pdf](#)

A motion was made by Sherri Reed Daniels, seconded by Brooke VandeBerg, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 5 - Reed Daniels, Wagner, VandeBerg, Lott, and Lloyd

No: 0

Absent: 1 - Diaz

5. [R13117](#) Resolution approving the financing, use of low-income Housing Tax Credits with Tax-Exempt Bonds, and development of 138 units of housing in Westlawn Gardens (Westlawn Renaissance VI project)

Sponsors: THE CHAIR

Attachments: [Westlawn Renaissance VI Site Plan.pdf](#)

A motion was made by Sherri Reed Daniels, seconded by Brooke VandeBerg, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 5 - Reed Daniels, Wagner, VandeBerg, Lott, and Lloyd

No: 0

Absent: 1 - Diaz

B. REPORTS AND DISCUSSION ITEMS

- [R13119](#) Resolution approving the submission of the Recovery Plan to U.S. Department of Housing and Urban Development

Sponsors: THE CHAIR

Attachments: [HACM Recovery Plan - DRAFT - 12-6-19.pdf](#)

Mr. Pérez asked Willie Hines, Jr., HACM's Associate Director and Greg Anderson, Travaux's, Vice President Asset Director to discuss HACM's Recovery Plan that will be submitted to the Department of Housing and Urban Development (HUD) in response to their September 13th letter. Mr. Hines reported that upon additional refining of the plan, HACM was able to clarify some focal points for HUD, such as REAC and family developments versus housing developments. Mr. Hines informed the Board of the Recovery Plan has been finalized and the document submitted to the Board for approval.

Mr. Anderson further noted that HACM will continue to work on the timelines and the five quarterly reports requested by HUD. These reports consist of; an occupancy status report, vacant unit turnover report, unit long-term vacancy report, a wait-list report and an annual unit inspection report. Mr. Anderson noted that as of 12/5/2019, HACM has a total of 213 vacant units remaining, for a current occupancy rate 91.9%, moving toward the 96% goal by July 2020.

A motion was made by Susan Lloyd, seconded by Brooke VandeBerg, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 6 - Diaz, Reed Daniels, Wagner, VandeBerg, Lott, and Lloyd

No: 0

[R13120](#)

Report from the Secretary-Executive Director

Sponsors: THE CHAIR

Mr. Pérez directed the Board to a pamphlet from the Council of Large Public Housing Authorities (CLPHA) 2019 Highlights that captures the Council's endeavors throughout the year. Mr. Pérez also mentioned a letter from the Milwaukee Economic Development Corporation (MEDC) thanking HACM for their contribution to the Mayoral Annual Holiday Drive, which supports veterans who are currently staying at the Center for Veterans Issues: VETS Place Central. Mr. Pérez also shared a letter from the Wisconsin Housing and Economic Development Authority (WHEDA) stating that we are now into our 15th year of compliance for Highland Gardens / Highland Homes, which that HACM is in a better financial position for future endeavors.

Mr. Pérez asked Ken Barbeau, HACM's Director of Community Programs to share with the Board on Holiday events happening next week. Mr. Barbeau stated that HACM partnered with Michael Best for toy contributions at Westlawn Gardens. In addition, the Giving Tree also assisted at Westlawn under the direction of their Resident Council for toys distribution in the neighborhood. Mr. Barbeau also mentioned a new organization that partnered with HACM this year called Santa for a Day, who donated 200 children's gifts that will be delivered as well. Additional events that took place were the Make Your Money Talk graduation with 279 individuals completing the program.

1. [R13118](#) Resolution approving HACM's 2020 Fiscal Operating Budgets that include the Section 8 Housing Choice Voucher Program, Berryland, Northlawn and Southlawn (unsubsidized affordable housing) developments, Public Housing Program and Central Office Cost Center and Tax Credit LLC

Sponsors: THE CHAIR

Attachments: [2020 Budget Summary-FINAL 12-6-19.pdf](#)
[2020 Section 8 Rent Assistance Operating Budget.pdf](#)
[2020 BNS Operating Budget.pdf](#)
[2020 Public Housing Site Budgets.pdf](#)
[2020 COCC Operating Budget.pdf](#)
[2020 Consolidated Tax Credit LLC Budget.pdf](#)

Mr. Pérez asked HACM staff Fernando Aniban, Chief Financial Officer, Finance Director Rick Koffarnus, and Director of Strategic Initiatives Kaylin Nuss to present the 2020 HACM Operating Budgets and Strategic Goals.

Ms. Nuss, stated that in the past years, Board members would meet in small groups and have discussions regarding the proposed budgets for current fiscal year. However, this year, it was agreed to present to the Commissioners at the Board meeting in order for them to provide feedback and suggestions on budget items. Ms. Nuss summarized HACM's goals for 2020 in the following areas; to optimize organizational structures and business processes, to implement portfolio repositioning, to transform Westlawn Gardens and surrounding neighborhood through Choice Neighborhood initiative, develop comprehensive housing plant-people and housing, to promote socio-economic and racial diversity of the neighborhood and personal mobility of residents and establish/execute communication strategy to promote positive image of the Housing Authority. Ms. Nuss provided summarizing documents with the agenda.

Commissioners were able to have a Q&A for clarification on budget items such as; compensation, staffing, benefits and the dynamics for RAD and strategic operations as it pertains to current properties.

A motion was made by Susan Lloyd, seconded by Brooke VandeBerg, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 6 - Diaz, Reed Daniels, Wagner, VandeBerg, Lott, and Lloyd

No: 0

Adjournment

There being no further business, Commissioner Diaz made a motion to adjourn the meeting at 4:30 p.m. Commissioner Lloyd seconded the motion. There being no objections, the motion carried.

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