



Legislation Details (With Text)

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On agenda:	12/13/2023	Final action:	12/13/2023
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Title:	Resolution approving HACM's 2024 Fiscal Operating Budgets that include the Berryland, Northlawn and Southlawn (Unsubsidized affordable housing) developments, the Public Housing Program, the Central Office Cost Center, and the Affordable Housing developments (including Tax Credit properties) The Secretary-Executive Director is required to submit an annual operating budget for approval by the Board.		
Sponsors:	THE CHAIR		
Indexes:			
Attachments:	1. 2024 Budget Summaries, 2. 2024 Consolidated Budget, 3. 2024 Central Office COCC Operating Budget, 4. Dec 11, 2023 HUD Ltr to HACM re: 2024 Section 8 Operating Budget, 5. 2024 Section 8 WorkPlan 2024, 6. 2024 Budget with Additional Scenario Analysis, 7. 2024 Unsubsidized Housing BNS Operating Budget, 8. 2024 Public Housing Operating Budget, 9. 2024 Affordable -Consolidated LLC Budget Comparison		

Date	Ver.	Action By	Action	Result	Tally
12/13/2023	1	HOUSING AUTHORITY	AMENDED	Pass	3:0
12/13/2023	1	HOUSING AUTHORITY	ADOPTED	Pass	3:0

13448

Substitute 1

The Chair

Resolution approving HACM's 2024 Fiscal Operating Budgets that include the Berryland, Northlawn and Southlawn (Unsubsidized affordable housing) developments, the Public Housing Program, the Central Office Cost Center, and the Affordable Housing developments (including Tax Credit properties)

The Secretary-Executive Director is required to submit an annual operating budget for approval by the Board.

Staff is recommending amending the resolution removing "the Section 8 Housing Choice Voucher Program" from the title and removing its budget from the resolution being approved. That budget is expected to be brought back to the Board in January after the U.S. Department of Housing and Urban Development (HUD) finishes providing their comments and approval, as required in the Milwaukee HUD's Corrective Action Plan.

WHEREAS, the Secretary-Executive Director is required to submit annual operating budgets for the HACM's Public Housing program, Section 8 Housing Choice Voucher program, Unsubsidized Affordable Housing program (aka Berryland, Northlawn and Southlawn developments), Central Office Cost Center, and Affordable Housing developments (including Tax Credit properties) for approval by the board; and

WHEREAS, the Secretary-Executive Director is required by regulations promulgated by the U. S. Department of Housing and Urban Development to develop property-based budgets and funding allocations consistent with the requirements of the Final Rule 79FR 54983 published in the Federal Register on 9/19/2005 as amended by PIH Notice 2006-14(HA); and

WHEREAS, the Secretary-Executive Director recommends that a total budget of \$20,493,609 be approved for Fiscal Year 2024 for the

Public Housing Program; and

WHEREAS, the Secretary-Executive Director recommends that the property-based budgets for all Asset Management Property (AMP) groupings be approved; and

WHEREAS, the Housing Authority of the City of Milwaukee (HACM) administers the federally funded Section 8 Housing Choice Voucher Program which serves more than 7,000 families; and

WHEREAS, the Secretary-Executive Director recommends an administrative budget for the year 2024 of \$5,339,135 and estimated \$41,586,174 in Housing Assistance Payments for the Section 8 Housing Choice Voucher Program; and

WHEREAS, the Housing Authority of the City of Milwaukee owns and manages 980 rental units of Unsubsidized rental housing; and

WHEREAS, the Secretary-Executive Director has submitted a proposed operating budget of \$8,854,337 (including debt service, replacement reserve & extraordinary maintenance) for fiscal year 2024 for the Berryland, Northlawn and Southlawn Unsubsidized rental housing developments; and

WHEREAS, the Secretary-Executive Director is required by federal regulations to submit an annual operating budget for the Central Office Cost Center covering various support services necessary to administer its housing programs; and

WHEREAS, the Secretary-Executive Director confirms that management, asset management, bookkeeping, other fee income and unrestricted reserve will be available to support the Central Office Cost Center; and it

WHEREAS, the Secretary-Executive Director recommends a Central Office Cost Center budget of \$10,973,492 for the 2024 Fiscal Year; and

WHEREAS, the HACM's operating budgets includes an amount of 3 percent of total salary budget to fund for performance based salary adjustment to be given to all eligible direct HACM employees and HACM instrumentality employees to be determined by the Secretary-Executive Director; and

WHEREAS, as part of the continued implementation of performance based salary structure, management plans to allocate incentive pay of up to 3 percent of the total salary budget subject to funding availability to be determined at the end of 2024; and

WHEREAS, the Housing Authority of the City of Milwaukee through subsidiaries owns and manages 1,878 affordable housing units in 21 Covered Projects with a total budget of \$15,230,404 (including debt service and replacement reserve deposits); and

WHEREAS, 1,211 units include Rental Assistance Demonstration (RAD) Project-based Voucher (PBV) subsidy assistance; and

WHEREAS, the Housing Authority of the City of Milwaukee is the Section 8 administrator for the RAD PBV Units; and

WHEREAS, HUD RAD Notice Revision 4 H 2019-09 PIH 2019-23 Section 1.6(D)(2) requires the Project Owner to submit to the administering PHA's Board the operating budget for the covered project annually to confirm the Project Owner is making deposits into the Reserve for Replacement account in accordance with the RAD Conversion Commitment (RCC) as well as assess the financial health of the Covered Project; and

WHEREAS, the Secretary-Executive Director confirms that funding subject to federal appropriations for operating subsidy has been included in the 2024 budget to support HACM's continued participation, including related travel, in the following professional organizations, but not limited to: American Planning Association (APA), Council for HOPE VI and Mixed Finance, Council of Large Public Housing Authorities (CLPHA), Green Roofs for Healthy Cities, Housing Authority Insurance Group (HAIG), Congress on New Urbanism (CNU), Housing Development Law Institute (HDLI), HUD/HHS Elderly Housing Initiative, Midwest Assisted Housing Management Association (MAHMA), National Association of Housing and Redevelopment Officials (NAHRO), National Historic Trust, National Housing & Rehabilitation Association (NH&RA), National Housing Coalition (NHC), National League of Cities, Project for Public Spaces, The Corps Network, United States Green Building Council (USGBC), Urban Land Institute (ULI), Wisconsin Association of Housing Authorities (WAHA), Wisconsin Green Building Alliance (WGBA), YouthBuild USA, National Association of Pest Management (NAPM), Wisconsin Pest Control Association (WPCA), Housing Alliance Group LLC (HAGL) Housing Is, Choice Neighborhoods; NOW THEREFORE BE IT,

RESOLVED, by the Housing Authority of the City of Milwaukee that the operating budgets for its Public Housing program, Section 8 Housing Choice Voucher program, Unsubsidized Affordable Housing program (aka Berryland, Northlawn and Southlawn developments), Central Office Cost Center, and Affordable Housing developments for fiscal year is hereby approved; and, be it

FURTHER RESOLVED, by the Housing Authority of the City of Milwaukee that the reserve for replacement accounts in RAD Covered Projects will be fully funded; and, be it

FURTHER RESOLVED, that the Secretary-Executive Director is hereby authorized to fill all direct Housing Authority positions funded in

the year 2024 HACM's entity-wide budget; and fill unfunded positions as funding becomes available and, be it

FURTHER RESOLVED, that the Secretary-Executive Director is hereby authorized to implement the performance-based salary adjustment to all eligible direct HACM and HACM instrumentality employees effective as of pay period 1 as proposed in the 2024 budget and, be it

FURTHER RESOLVED, that the Secretary-Executive Director is hereby authorized to disburse incentive pay, if any, in accordance with the HACM's Performance & Appraisal System and Variable Pay Incentive Plan Policy; and, be it

FURTHER RESOLVED, that training and travel related to the professional organizations funded in the HACM's 2024 operating budgets be and is hereby approved.

Housing Authority, Fernando Aniban, 12/6/2023